

**PB# 00-200**

**First Columbia (Parcel E)  
Headquarters Bldg. Add.  
(LLC & SP)**

**3-1-1.22**

Approved 3/22/00



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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**MEMORANDUM****(via fax)****8 June 2001**

**TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: FIRST COLUMBIA - HEADQUARTERS BUILDING SITE PLAN  
REVIEW OF SITE FOR COMPLETION STATUS - 6-6-01  
PLANNING BOARD FILE 00-200**

Per your request, I performed a field review of the subject site. It should also be noted that I used great flexibility in reviewing the project, since the site plan approved for the Headquarters building was amended by the Parcel E plan approved. As a result, many things shifted, including parking, lighting, landscaping, etc.

I think they did a good job with the "shifting". The work is not complete at this time, and I have reviewed the status relative to the cost estimate approved for the project. In general, finish paving, signage, striping, etc. remain.

I also noted one concern regarding the completed work. The handicapped parking spaces are to be on the back of the building (smaller parking lot near Airport Center Drive, away from runway side). The spaces would access the door on that side; however, there is not a full curb drop which would allow handicapped access to that door. The new concrete should be removed and a proper access provided. I spoke with Chris Bette regarding this on 6-6-01, but I believe Lou or Frank should pursue this as part of the C of O.

As long as your department is OK with the site for the C of O issuance (assuming the sidewalk noted above is fixed), I would recommend a bond in the amount of \$35,000 as a performance guarantee the site work will be completed.

Contact me if you have any questions.

NS\00-200-Babcock\Memo\60201.doc  
MJE:s

FIRST COLUMBIA SITE PLAN - PARCEL "E" 00-200

Mr. Thomas Olley and Mr. Chris Bette appeared before the board for this proposal.

MR. PETRO: This is for construction of 5,000 square foot addition to a 25 square foot building for office use.

MR. OLLEY: This is Chris Bette, principal with First Columbia, who is developers of the Stewart Columbia sub post property. Chris is going to make some introductory remarks and then I'm here just to answer any technical questions, if you have any.

MR. BETTE: My name is Chris Bette, I'm with First Columbia, we're here today requesting site plan approval for a 5,000 square foot addition to the existing previously known as the headquarters building at Stewart Army sub post. Along with site plan approval we're looking for a SEQRA determination. Briefly describe what we're proposing. We're proposing to add a 5,000 square foot which would be over 2 1/2 stories. There's a basement in the existing building. The bulk of the work with the addition would include a stairwell and elevator that would make the existing structure ADA compliant. In addition to the addition we're trying to give it a, move away from the army style architecture to a more Class A office space that you would typically see around town. The building is currently served by all utilities. We're proposing with the addition of 5,000 square feet to add 53 new parking spaces in addition to what's previously there which would total 141 spaces for the total structure. We're also trying to enhance the streetscape throughout the site, this would set a little bit of a precedence for the sub post area with the addition of a lot of street trees to give it a better visual appearance from the roads and also again, set the precedence for the future development on the sub post parcels. I guess at this time, if you have any questions.

MR. PETRO: I want to start with one, Mark, and I know we had gone over this at a prior meeting, would be the setbacks are being taken from where, from the dotted

line which would be parcel line?

MR. EDSALL: Yes, and in the case of this particular lot every frontage is a front yard, so the way as unique as this parcel is, it's really a huge island surrounded by roads, all setbacks would be front yards. And as I have noted, there are some corrections that need to be made to the bulk table to effectively, the two non-compliances that they have are pre-existing non-conforming.

MR. PETRO: They are adding in the rear which seems to be quite a distance from the front yard so--

MR. EDSALL: Right, so it's not a problem, they just need to have the bulk table reflect that correctly.

MR. LUCAS: Just one quick question, two questions, this is the first project we have on the new Town property, the new project?

MR. EDSALL: Yes.

MR. LUCAS: Secondly, is this, I can see where it says site location, is this where that, near where the major concrete building is, is it right across the street?

MR. BABCOCK: No, it's up on top of the hill, you know, where the Five Star is, right across where the north arrow is on the plan, that's the Five Star, this is across the street from it.

MR. LUCAS: Officer's Club.

MR. BABCOCK: Officer's Club is farther up, it's right up on top.

MR. OLLEY: The road up to the tower and the reservoir is right, is just off of this page right down in here, so this is--

MR. BETTE: Part of the 12 acre parcel on the other end is the chapel building.

MR. LUCAS: I know where the chapel is.

MR. BETTE: We're on the west side of that parcel.

MR. OLLEY: Stewart Club is around the bend.

MR. BETTE: The old headquarters building.

MR. LUCAS: Is that five floors that building inside?

MR. BETTE: This is two stories with a basement.

MR. LUCAS: Okay, sorry.

MR. PETRO: Do we have a proxy from the Town of New Windsor?

MR. EDSALL: Yes.

MR. PETRO: That they can represent this parcel?

MR. EDSALL: Yes, it's in the file.

MR. PETRO: Just make note of that, Franny, for the minutes, please. Also you realize this site is going to need to be sprinklered, I don't see any mention, it was shown to the fire inspector without it being sprinklered being it's going to be over 5,000 feet.

MR. EDSALL: Jim, you may want to look at Bob Rogers' memo dated today cause we had a long discussion on the phone.

MR. PETRO: Well, go ahead.

MR. EDSALL: There's two concerns, one being the actual construction of the building and classifying it as a Type 2B construction, it's limited to 15,000 square feet, but with the addition of a hydrant on one of the exposures of the building, it would allow an increase in the total gross floor area. So Bob is suggesting that the way to solve that compliance with that section of the State Building Code is to provide a hydrant on the northeast, is it the northeast, yeah, I guess northeast side where the new parking lot is in a curbed island.

MR. PETRO: That will take care of the square footage problem.

MR. EDSALL: Yes, for gross. The second issue becomes the sprinkler and Bob, in his comments, leaves them two opens options right now. You're saying 5,000 square feet, then you have to sprinkler or go to the Bureau of Fire Prevention for the sprinklers. The second thing is you can put in less than 5,000 square feet and you can move forward. So you folks would have to decide.

MR. BETTE: We received those comments today and we're going to take a further look at the actual square footages and make sure that everything is, everything jibes but worse comes to worse we'll install the hydrant and address the sprinkler issue, not a problem.

MR. PETRO: You're saying they can reduce the addition to 4,999 and not put the sprinkler system in?

MR. BABCOCK: That's correct.

MR. PETRO: You're at 5,000?

MR. BETTE: It's roughly 5,000 over the two floors and the basement.

MR. PETRO: He's not taking into consideration the old building.

MR. EDSALL: No, he's looking at the addition and saying that if that addition was decreased below 5,000, it will comply with the Town's local law but his more major concern today was to look at the gross square footage and find a way to have them comply with that so we talked about that.

MR. OLLEY: Looking at the gross square footage, obviously, if it holds true that it's a Class 2B structure which we're not sure of, we just have to get an architect in there, take a look at the construction of it, because it's fire resistive, then it's unlimited and we get away from that issue, then we wouldn't need the hydrant, but if as Chris said, if worst case

comes--

MR. PETRO: It's not really a planning board issue, just I always know it comes up and I do have a disapproval from the fire department. So that's only one reason I'm bringing it up. I would say at this time, resolve it with that department, when you get over here, we have fire approval, whatever you decide.

MR. EDSALL: The reason I'm saying he might of issued two memos cause the one today saying as long as they address these two requirements, it's acceptable on the bottom. So he's--

MS. MASON: It's the same one, the only thing is I have to put it in either as approved or disapproved and it's not really approved.

MR. EDSALL: Computers again.

MR. PETRO: Well, again, I'm going to say it one more time, you take care of that with the fire department, building department and as long as we have it approved here, again, it's not a planning board issue, but I'd like to bring that out, sometimes people get in the field and all of a sudden, there's surprises. Let's go over drainage a little bit. I know most of it is already existing, but you're putting an addition on, where does it go now and how do you plan to address it?

MR. OLLEY: Okay, more or less what exists out there right now is this without the orange addition, however, it's either paved or sidewalked right on up to the building on the back side, so virtually the entire site with the exception a little bit in here is paved.

MR. PETRO: Natural flow.

MR. OLLEY: There are several, three catch basins that are located on the north side of the parking lot and then there's another one that's located on the east side of the parking lot. There's a collector line that connects those three catch basins and discharges to a kind of a slough sway down along what used to be 6th Street and then goes down to the intersection of 6th

and C, and then there's a major head wall, major concrete channels and then that runs down toward the aqueduct from there. In total, we're adding about 12,000 square feet of impervious surface because we're replacing some of the impervious area with landscaped areas and then we're adding this strip and what we have proposed to do is to add another catch basin just along this the northerly strip, tie it in with the others and--

MR. PETRO: Mark is telling us that number one is not even tied in, so you might want to go over his comments.

MR. OLLEY: We were looking at it and makes a lot of sense just to hook that in.

MR. EDSALL: We talked about that at the workshop about sliding the one proposed basin over and having the whole system connected, kind of a reminder.

MR. OLLEY: We'll do that.

MR. PETRO: Especially since it's so close, you're talking about peanuts.

MR. OLLEY: That's what happens with the drainage. And then all of that drainage down C Street is going to get redone by the state as early as 2002, I guess with the main entrance improvements.

MR. PETRO: You're not changing the curb cut whatsoever?

MR. OLLEY: No.

MR. PETRO: Nothing's changing at all?

MR. OLLEY: No, in fact, we're removing curb from this area and this area to accommodate the new parking lot then we're going to put new concrete curb to tie it into what's existing.

MR. PETRO: Lighting?

MR. OLLEY: We have, on this plan, we showed perimeter lighting, however, recently as Monday, we talked to the lighting suppliers and what we're probably going to do rather than have individual heads, we're going to have a double head, two fixture heads along here, so we get better illumination along this driveway, we're going to keep the existing poles that are out there in the existing parking lots.

MR. PETRO: You want to see some curves, right?

MR. EDSALL: It's up to the board. You've got existing on the other areas, if you want to see it, going to be a nuisance to find out what the fixtures are and what isolux curves generate.

MR. PETRO: You're only adding 20 percent to the whole lot, I don't see where we need to get into that.

MR. EDSALL: If you're not concerned about it, we'll look at the placement.

MR. PETRO: Any of the members disagree?

MR. LUCAS: No.

MR. OLLEY: I can provide you with the isolux for the newer stuff, and we can include that as just on an 8 1/2 by 11.

MR. EDSALL: That's fine for me.

MR. PETRO: That's fine, just review the placement of them and use your best judgment and I think the other information Tom will give you should suffice. Nobody disagree with that?

MR. ARGENIO: No.

MR. LUCAS: No.

MR. PETRO: There's a few comments that Mark has, Tom, that you can go over, I don't, you don't have to go over them.



MR. OLLEY: I quickly reviewed and we have no problems making all the adjustments that need to be made.

MR. PETRO: 25 foot width, you don't have that now on the island, I didn't scale it off, what is it, Mark?

MR. EDSALL: It's basically the portion between the proposed addition and the first row of existing, you have encroached out probably about three feet into what should be the aisle.

MR. OLLEY: Yeah, we, in fact, Chris and I discussed that very issue tonight and we're going to make some adjustments to the ramp, the handicapped ramp was pushing us out and we'll handle that.

MR. PETRO: Do you have any sidewalks around the proposed addition or any new sidewalks?

MR. OLLEY: New sidewalk basically from the northeast corner of the building around to the front, this is really going to become the front, the main entrance on the addition side, so we'll be adding some new concrete sidewalks.

MR. PETRO: Width of the sidewalk?

MR. OLLEY: Five feet.

MR. PETRO: We usually ask for 6 when there's parking against it, but I don't see any, so I think five foot should suffice. Everybody agree?

MR. LUCAS: Yes.

MR. PETRO: Again, you know, bumper of the car goes over top.

MR. ARGENIO: So, there's no entrance on the proposed addition on what would be the northwest side, is that correct?

MR. OLLEY: Here?

MR. ARGENIO: No, to your left.

MR. OLLEY: Oh, northwest, that's correct.

MR. PETRO: Mark, what did we leave out, anything you want to touch on?

MR. EDSALL: No, it's pretty straightforward, it's just a matter of cleaning up some dimensions and providing some additional information, you might want to look at the last two comments which--

MR. PETRO: Yeah, well, let's do number 3, we'll start with that.

MR. LUCAS: Motion to take lead agency.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency under the SEQRA process with the Headquarters building addition at Stewart International Airport. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Now, the next one with the public hearing, normally we like to say well, what's next to it and what zone is this in. This is permitted use in the zone, we're only adding onto this building small percentage of the total square footage, what is it, about 25 percent more is what we're doing?

MR. EDSALL: It's a continuation of the same use.

MR. BABCOCK: They were probably the only owners.

MR. PETRO: It's a unique, if you had a public hearing, who would you send it to?

MR. BABCOCK: Us, at this point in time, we are across, adjacent, across the streets, we own it.

MR. ARGENIO: You would have to come and speak on behalf of the neighbors, Mike.

MR. LUCAS: I don't see it's necessary, I'll put that in a motion.

MR. ARGENIO: Motion that we waive the public hearing, Mike?

MR. LUCAS: Yeah, make the motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Headquarters building addition site plan. Any further discussion from the board members? If not, roll call. Am I correct, I'm just thinking it out before we vote, I don't hear any objections from the attorney or the engineer, so we have a motion that's been seconded, so I'll do a roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: You want to end it there, Mark?

MR. EDSALL: I didn't add any others on my comments, any suggested steps, but being that you have taken lead agency and you have waived the public hearing, if you care to look at the SEQRA issue, you're the only involved agency and really the potential impacts are extremely limited because it's a small addition and the only thing we're looking at is some paved areas, they are going to tie into an existing system that would appear to have adequate capacity, so I would see no negative impacts to be considered. You can probably consider a negative dec.

MR. LUCAS: Make that motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Headquarters building addition site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Mark, you're sure that all the technical aspects of presenting the site plan on this site have been addressed, such as the setbacks, the necessary bulk table information or anything at this particular application would be affected by, correct?

MR. EDSALL: Yes, they, as we have talked earlier, there are some corrections that need to be made and they are aware of the fire inspector's comments and they need to address them, but I'm not aware of any additional information that you need, just these issues to be taken care of.

MR. PETRO: Okay, you're not looking to put a shovel in the ground within the next two weeks?

MR. BETTE: No, sir.

MR. PETRO: Why don't we clear up these minor comments and we'll see you at the next meeting, once everything is really put to bed, we can give you the last set of motions.

MR. BETTE: Thank you.

MR. EDSALL: One thing to the benefit of all the board members, you might of noticed that Mike and I and Myra

January 26, 2000

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had discussed and all the parcels that are on this Stewart property, the application numbers are going to start with a 200, so if any of the board members want to review the Stewart projects, they'll all be together, so we haven't made it to 200 yet, we haven't been that busy, but it should make it easier for you folks to come in and look at just Stewart, if you want to.

REGULAR ITEMS:

FIRST COLUMBIA SITE PLAN (00-200) WORLD TRADE WAY

Mr. Tom Ollie appeared before the board for this proposal.

(Whereupon, Mr. Lucas entered the room.)

MR. PETRO: This is a 5,000 square foot addition to a 20,000 square foot existing building. This application was previously reviewed at the 26 January, 2000 planning board meeting.

MR. OLLIE: Good evening. We did what was asked of us and we have revised the plans to take care of Mark's comments about the width of the paving behind the building where we're putting the addition on. In this area, we have made sure we have indicated that the 25 foot is added to the dimensions and we added it to the back of the building. And what did happen there was that we had a U-shaped handicapped access ramp, we straightened that out, we didn't have quite enough room on the double back on it so by doing that, we also slid the handicapped parking spaces down so they were opposite the end of the ramp. We have added a note that all of the spaces in the parking lot will be restriped as part of this work. We have added the handicapped parking sign details to the parking space details, added the isolux contours for the new lighting that is being constructed as part of the new parking lot, and we have made the requested revisions to the drainage where we're hooking it into the existing system. The two other things that were outstanding were from Bobby Rogers' comments that because of the size of the building and type of construction that we'd need a hydrant within 50 feet of the building. We have added that to the right of the entrance drive coming in, and then the second issue was with regards to the 5,000 square feet and because the architectures have not been complete, what we have done is we have added a note to sheet 3 stating that we'll either provide sprinklers in that or we'll seek a waiver from the fire board and I think that would meet Bob's comments and if there's anything new, try to address it now.

MR. PETRO: Looks like he has addressed all the comments, right, I see there's nothing on your sheet that you find of any major consequence, otherwise, it would be on it.

MR. EDSALL: Right, they have resolved everything. I don't know if it's an outstanding issue, an issue that should be on the record is the fact that the fire inspector is indicating that the sprinklers would be required if they don't reduce the addition less than 5,000 feet. I'm not quite sure if once they trigger the 5,000 if it applies just to the addition or the whole building. But again, I think that is a building permit issue. And if they decide to go to 4,999 the day before they ask for the building permit, then they have solved the problem. I don't think it will affect your site plan, so as long as this is the maximum envelope and you can review it that way, I think your obligation with the site plan is fine and the record is real clear.

MR. PETRO: I agree a hundred percent and I think you worded it in note number 3 very well. We, basically, we have fire approval pending the questions being answered as Mr. Ollie had mentioned about getting the relief from the Fire Prevention Board or reducing the square feet or one of the following or obviously, putting a sprinkler system in the entire building. So you have three options but it's not a planning board issue, as far as I'm concerned. So, therefore, we're just going to end that discussion, we're going to assume they have fire approval, not assume, they do have fire approval on 2/9/2000, we also have highway approval on 2/8/2000, and I don't think there's any outstanding issues whatsoever that need to be discussed. If any of the members want to go over something or have some other ideas, this is a good time to do it. So let's do it and move on with the process. Mike, do you have anything else?

MR. LUCAS: Not that I know of.

MR. ARGENIO: No exception at all to what's represented there.

MR. LUCAS: Who do, if we have this come up again, goes to a public hearing, who's is the public that shows up to something, the Town Board, is that how it would work?

MR. PETRO: Because the property's surrounded by Town of New Windsor property?

MR. LUCAS: Yes.

MR. PETRO: Well, at this time, this is one of the first projects. As it develops later, we're going to get into that and we'll come up with a viable plan maybe even put an add in the paper.

MR. LUCAS: I thought that may be a good idea.

MR. PETRO: This is very minor in nature, you're putting the 25 percent addition on the existing building and not changing the use, I mean, everything is just very minor in nature, so that was one reason. Ron, do you have anything else?

MR. LANDER: No.

MR. EDSALL: Mr. Chairman, you're done with SEQRA, you have taken the position of lead agency and declared negative dec at your last meeting, you have waived the public hearing, so procedurally, you're all done.

MR. PETRO: Motion for final approval.

MR. LUCAS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Headquarters building addition site plan at Stewart International Airport. Is there any further discussion from the board members? If not, roll call.

ROLL CALL



MR. LANDER	AYE
MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: You and your applicant are aware of the building permit issue, you're going to have to resolve that, even if I stamp a plan, this is a stamped plan which we probably will do and it's not superseding the building permit automatically gets issued, okay?

MR. OLLIE: Yes.

MR. PETRO: Thank you.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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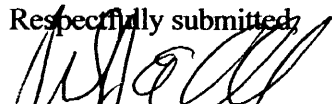
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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** HEADQUARTERS BUILDING ADDITION SITE PLAN  
**PROJECT LOCATION:** STEWART INTERNATIONAL AIRPORT – FIRST COLUMBIA  
WORLD TRADE WAY  
SECTION 3-BLOCK 1-LOT 1.22 (PARCEL E)  
**PROJECT NUMBER:** 00-200  
**DATE:** 9 FEBRUARY 2000  
**DESCRIPTION:** THE APPLICATION PROPOSES A 5,000 SQUARE FOOT ADDITION  
TO THE EXISTING TWO-STORY HEADQUARTERS BUILDING  
LOCATED ON WORLD TRADE WAY. THE APPLICATION WAS  
PREVIOUSLY REVIEWED AT THE 26 JANUARY 2000 PLANNING  
BOARD MEETING.

1. The property is located within the Airport (AP) Zoning District of the Town. The office use is an existing use, which is Permitted Use By Right No. 6 for the zone. The “required” bulk information on the plan has been corrected for consistency with the Town Code. Pre-existing non-conformances have been noted for existing front yard setback and building height.
2. The Applicant’s Engineer has modified the plans in response to the several comments previously prepared by our office. Each item has been reasonably addressed.
3. I have worked with the Fire Inspector and the Applicant addressing the previous concerns of the Town Fire Inspector. As you will note on the latest comment sheet, some issues still remain which must be addressed prior to the issuance of a Building Permit. From the standpoint of the Planning Board’s site plan review, I believe the necessary issues have been addressed.
4. At this time I am aware of no additional outstanding items with regard to this application before the Planning Board.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.

Planning Board Engineer  
MJEmk  
HEADQUARTERS2.mk

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(814) 583-4811

**RECEIPT**  
**#181-2000**

**03/23/2000**

**Columbia, L. L. C. First**

**Received \$ 100.00 for Planning Board Fees, on 03/23/2000. Thank you for stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Dorothy H. Hansen**  
**Town Clerk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/23/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/2000	2% OF COS.EST. \$45,088.88	CHG	901.76		
03/22/2000	REC. CK. #1223	PAID		901.76	
		TOTAL:	901.76	901.76	0.00

*P. Zappala*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/31/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION

APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/24/2000	REC. CK. #1073	PAID		750.00	
01/26/2000	P.B. ATTY. FEE	CHG	35.00		
01/26/2000	P.B. MINUTES	CHG	54.00		
02/09/2000	P.B. ATTY FEE	CHG	35.00		
02/09/2000	P.B. MINUTES	CHG	18.00		
03/20/2000	P.B. ENGINEER	CHG	364.00		
03/23/2000	RET TO APPLICANT	CHG	244.00		
10/20/2000	P.B. ENG. FEE FOR AMENDME	CHG	56.00		
10/30/2000	REC. CK. #1740	PAID		56.00	
		TOTAL:	806.00	806.00	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/23/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/24/2000	REC. CK. #1073	PAID		750.00	
01/26/2000	P.B. ATTY. FEE	CHG	35.00		
01/26/2000	P.B. MINUTES	CHG	54.00		
02/09/2000	P.B. ATTY FEE	CHG	35.00		
02/09/2000	P.B. MINUTES	CHG	18.00		
03/20/2000	P.B. ENGINEER	CHG	364.00		
03/23/2000	RET TO APPLICANT	CHG	244.00		
10/20/2000	P.B. ENG. FEE FOR AMENDME	CHG	56.00		
		TOTAL:	806.00	750.00	56.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/23/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION

APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/09/2000	SITE PLAN APPROVAL FEE	CHG	100.00		
03/22/2000	REC. CK. #1224	PAID		100.00	
09/13/2000	APPROVAL OF S.P. AMENDMEN	CHG	100.00		
09/26/2000	REC. CK. FROM FIRST COLUM	PAID		100.00	
		TOTAL:	200.00	200.00	0.00

AS OF: 10/20/2000

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 0- 200

FOR WORK DONE PRIOR TO: 10/20/2000

								-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
0-200 153788		01/19/00	TIME	MJE	WS STAS HEADQUARTERS	80.00	0.40	32.00			
0-200 153792		01/19/00	TIME	MJE	MC 1ST COLUM W/CHRIS B.	80.00	1.30	104.00			
0-200 153878		01/26/00	TIME	MCK	CL HDQUARTERS BLDG TRC	28.00	0.50	14.00			
0-200 154522		01/26/00	TIME	MJE	MC STEWART HQ S/P	80.00	0.50	40.00			
0-200 154641		02/09/00	TIME	MJE	MM FINAL S/P APPL HDQS	80.00	0.10	8.00			
0-200 155238		02/09/00	TIME	MCK	CL BLDG ADD'N TRC	28.00	0.50	14.00			
0-200 155588		02/09/00	TIME	MJE	MC 1ST COLUMBIA W/MM	80.00	0.30	24.00			
0-200 155589		02/09/00	TIME	MJE	MC RVW RPT W/MM	80.00	0.30	24.00			
0-200 155590		02/09/00	TIME	MJE	MC 1ST COLUM SITE PLAN	80.00	0.70	56.00			
								316.00			
0-200 155600		02/15/00			BILL 00-226 2/15/00					-198.00	
										-198.00	
0-200 159017		03/20/00	TIME	MJE	MC F/C est rev & close	80.00	0.60	48.00			
								48.00			
0-200 158706		03/14/00			BILL 00-328					-118.00	
0-200 165139		05/17/00			BILL 00-526					-48.00	
										-166.00	
0-200 175281		08/23/00	TIME	MJE	MM APP CORRECTION PLAN	0.00	0.10	0.00			
0-200 177694		09/06/00	TIME	MJE	MC FIRST COL STATUS REV	80.00	0.20	16.00			
TASK TOTAL								380.00	0.00	-364.00	16.00
GRAND TOTAL								380.00	0.00	-364.00	16.00

10/20/00

40.00

16.00

56.00



Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(814) 563-4611

**RECEIPT**  
**#736-2000**

09/26/2000

Columbia, L L C First

Received \$ 100.00 for Planning Board Fees, on 09/26/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

~~00-2000~~  
P.B.#

Dorothy H. Hansen  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/23/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/22/2000	PLANS STAMPED	APPROVED
02/09/2000	P.B. APPEARANCE	APPROVED
01/26/2000	P.B. APPEARANCE	LA:ND WVE PH -RETURN . APPLICANT TO ADDRESS FIRE INSPECTOR'S COMMENTS - MARK TO . REVIEW LIGHTING - ADDRESS MARK'S COMMENTS - RETURN
01/24/2000	REFERRED FROM BLDG. DEPT.	OPEN FILE
01/19/2000	WORK SESSION APPEARANCE	SUBMIT TO BLDG DEPT

/ /

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/23/2000

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	02/03/2000	MUNICIPAL HIGHWAY	02/08/2000	APPROVED
REV1	02/03/2000	MUNICIPAL WATER	02/09/2000	APPROVED
REV1	02/03/2000	MUNICIPAL SEWER	02/24/2000	APPROVED
REV1	02/03/2000	MUNICIPAL FIRE	02/09/2000	APPROVED COND
		. PLAN IS ACCEPTABLE PENDING ONE OF THE FOLLOWING: A WAIVER		
		. OF SECTION 21-16 TITLED SPRINKLER SYSTEM; OR REDUCING THE		
		. ADDITION TO LESS THAN 5,000 SQUARE FEET, OR SPRINKLER YSTEM		
		. INSTALLATION IS ADDED.		
REV1	02/03/2000	NYS DOT	/ /	
ORIG	01/24/2000	MUNICIPAL HIGHWAY	01/31/2000	APPROVED
ORIG	01/24/2000	MUNICIPAL WATER	01/26/2000	APPROVED
ORIG	01/24/2000	MUNICIPAL SEWER	02/03/2000	SUPERSEDED BY REV1
ORIG	01/24/2000	MUNICIPAL FIRE	01/26/2000	DISAPPROVED
		. SEE REVIEW SHEET IN FILE FOR DETAILS OF DISAPPROVAL		
ORIG	01/24/2000	NYS DOT	02/03/2000	SUPERSEDED BY REV1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/23/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/24/2000	EAF SUBMITTED	01/24/2000	WITH APPLIC
ORIG	01/24/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/24/2000	LEAD AGENCY DECLARED	01/26/2000	TOOK LA
ORIG	01/24/2000	DECLARATION (POS/NEG)	01/26/2000	DECL. NEG DEC
ORIG	01/24/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/24/2000	PUBLIC HEARING HELD	/ /	
ORIG	01/24/2000	WAIVE PUBLIC HEARING	01/26/2000	WAIVE PH
ORIG	01/24/2000	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/23/2000

PAGE:

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DU
02/09/2000	SITE PLAN APPROVAL FEE	CHG	100.00		
03/22/2000	REC. CK. #1224	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.0

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/23/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/24/2000	REC. CK. #1073	PAID		750.00	
01/26/2000	P.B. ATTY. FEE	CHG	35.00		
01/26/2000	P.B. MINUTES	CHG	54.00		
02/09/2000	P.B. ATTY FEE	CHG	35.00		
02/09/2000	P.B. MINUTES	CHG	18.00		
03/20/2000	P.B. ENGINEER	CHG	364.00		
03/23/2000	RET TO APPLICANT	CHG	244.00		
		TOTAL:	750.00	750.00	0.00

L. R. 3/23/00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/21/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/2000	2% OF COS.EST. \$45,088.88	CHG	901.76		
	<i>Inspection fee</i>				
		TOTAL:	901.76	0.00	901.76

*Check #1*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/21/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION  
APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/09/2000	SITE PLAN APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

*Check #2*



### RESULTS OF P MEETING OF :

February 9, 2000

**PROJECT:** First Columbus S.P.

P.B.# 00-200

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

2. TAKE LEAD AGENCY: Y\_\_\_ N\_\_\_

CARRIED: YES NO

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: YES\_\_\_NO\_\_\_

WAIVE PUBLIC HEARING: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_ WAIVED: Y\_\_\_N\_\_\_

SCHEDULE P.H. Y\_\_N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

RETURN TO WORK SHOP: YES\_\_\_NO\_\_\_

**APPROVAL:**

M/M S/A VOTE: A 4 N 0 APPROVED: 2-9-00

M)      S)      VOTE: A      N      APPROVED CONDITIONALLY:                     

NEED NEW PLANS: Y\_\_\_ N\_\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

[illegible]



Parcel "E"  
RESULTS OF P. MEETING OF: January 6, 2000

PROJECT: First Columbia Parcel "E" P.B.# 00-200

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_  
2. TAKE LEAD AGENCY: Y ☒ N\_\_

NEGATIVE DEC:

M) U S) A VOTE: A 4 N 0  
CARRIED: YES ☒ NO\_\_

M) U S) A VOTE: A 4 N 0  
CARRIED: YES ☒ NO\_\_

WAIVE PUBLIC HEARING: M) U S) A VOTE: A 4 N 0 WAIVED: Y ☒ N\_\_

SCHEDULE P.H. Y\_\_ N ☒

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Get back</u>
<u>The applicant will address fire inspect issues</u>
<u>Mark to review lighting</u>
<u>Address Mark's comments</u>
<u>5' sidewalk OK</u>

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/24/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 0-200

NAME: PARCEL "E" - HEADQUARTERS BUILDING ADDITION

APPLICANT: FIRST COLUMBIA, LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		CHG	0.00		
01/24/2000	REC. CK. #1073	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*[Handwritten signature: P. Zappala]*

*Check from First Columbia*

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(914) 583-4811

**RECEIPT**  
**#39-2000**

01/24/2000

*First Columbia LLC # 00-2000 Application Fee*

Received \$ 100.00 for Planning Board Fees, on 01/24/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen  
Town Clerk



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

LICENSED IN NEW YORK NEW JERSEY  
AND PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-6640  
e-mail: mhenry@a1.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2785  
e-mail: mheda@ptd.net

**MEMORANDUM**

**(via fax)**

**20 March, 2000**

**TO: MYRA MASON, PB SECRETARY**

**FROM: MARK J. EDSALL, P.E.**

**SUBJECT: FIRST COLUMBIA SITE PLAN  
P.B. FILE 00-200**

I have reviewed the attached site plan cost estimate. It is my opinion that same is acceptable as amended. A fee should be paid based on the current fee schedule.

Attached is our time printout for the project, such that you can close out the file.

Call me if you have any questions regarding this matter.

Myra032000a.doc0

AS OF: 03/20/2000

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 84-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 0-200

FOR WORK DONE PRIOR TO: 03/20/2000

TASK NO	REL	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	DOLLARS			
								TIME	EXP	BILLED	BALANCE
0-200	153786	01/19/00	TIME	MIL	WS STAS HEADQUARTERS	80.00	0.40	32.00			
0-200	153792	01/19/00	TIME	MJC	MC 1ST COLUM W/CHRIS B.	80.00	1.30	104.00			
0-200	153876	01/26/00	TIME	MCK	CL HEADQUARTERS BLDG TRC	28.00	0.50	14.00			
0-200	154522	01/26/00	TIME	MJF	MC SITE WARE HO S/P	80.00	0.50	40.00			
0-200	154641	02/09/00	TIME	MJC	MM FINAL S/P APPL HDQS	80.00	0.10	8.00			
0-200	155238	02/09/00	TIME	MCK	CL BLDG ADD'N TRC	28.00	0.50	14.00			
0-200	155588	02/09/00	TIME	MJF	MC 1ST COLUMBIA W/MM	80.00	0.30	24.00			
0-200	155589	02/09/00	TIME	MJF	MC RYM RPT W/MM	80.00	0.30	24.00			
0-200	155590	02/09/00	TIME	MJF	MC 1ST COLUM SITE PLAN	80.00	0.70	56.00			
								316.00			
0-200	155606	02/15/00			BILL 00-226 2/15/00					198.00	
										198.00	
0-200	159017	03/20/00	TIME	MJE	MC F/C est rev & close	80.00	0.60	48.00			
								48.00			
0-200	158706	03/14/00			BILL 00-328					-118.00	
										-118.00	
					TASK TOTAL			364.00	0.00	316.00	48.00
					GRAND TOTAL			364.00	0.00	-316.00	48.00

TOTAL P.03

Headquarters Building

## Cost Estimate

First Columbia L.L.C.  
210 Washington Ave Ext  
Albany, NY 12203

ITEM	QUANTITY	UNIT PRICE	TOTAL
<u>PARKING ACCESS:</u>			
A) Concrete Curbing	925 lf.	\$10.00 lf. ✓	\$9,450.00
C) Asphalt Paving	19,024 sq.ft	\$1.12 sq.ft ✓	\$21,306.88
D) Striping and Space Delineation	141 sp.	\$8.00 sp. ✓	\$1,128.00
E) Handicap Parking Sign and Delineation	6 sp	\$100.00 sp. ✓	\$600.00
F) Stop Sign	1 ea.	\$65.00 ea. ✓	\$65.00
G) Project Sign	2 ea.	\$1,000.00 ea. ✓	\$2,000.00
H) Stormwater Catch Basins	2 ea.	1,850.00 ea. (\$925.00 ea.)	3,700.00 \$1,700.00
I) Concrete Sidewalk	1,200 s.f.	3.50 \$3.50 s.f.	4,200.00 \$4,200.00
J) 16" CPEP	96 lf	2.50 \$22.00 lf.	240.00 \$4,115.00
K) 12" CPEP	71 lf	2.50 \$15.00 lf.	177.50 \$2,415.00

Sub-Total

\$27,110.88

45,088.88

2% 901.76

RECEIVED

FEB 29 2000

2/28/00

Town Cost Estimate Sht.

00-200





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

✓

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: RECEIVED

00-200

DATE PLAN RECEIVED: JAN 24 2000

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

1<sup>st</sup> Columbia - Existing Cond. Plan - has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Notify water dept. for any workouts -

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

Sten D. Davis - 1-26-00  
WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JAN 26 2000

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~ N.W. HIGHWAY DEPT.

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: RECEIVED

00-200

DATE PLAN RECEIVED: JAN 24 2000

The maps and plans for the Site Approval with 25' Aisle Improvement  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Henry Hull 1/31/00  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

**00-200**

DATE PLAN RECEIVED:

**RECEIVED**

**FEB - 3 2000**

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of  
First Columbia \_\_\_\_\_ has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

Water is available for Project - Noting  
water dept. for mark-out of existing bldg.

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

Stem D. D. D. 2-9-00  
WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HAZARDOUS~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

**00-200**

DATE PLAN RECEIVED:

**RECEIVED**

**FEB - 3 2000**

**RECEIVED**

**FEB 04 2000**

**N.W. HIGHWAY DEPT.**

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Henry Phil*  
HIGHWAY SUPERINTENDENT

*2/8/00*  
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

**INTER-OFFICE MEMORANDUM**

✓

**TO: New Windsor Planning Board**

**FROM: Town Fire Inspector**

**DATE: February 9, 2000**

**SUBJECT: First Columbia [ former Hdqt. Bldg.] revision**

Planning Board Reference Number: PB-00-200

Dated: 3 February 2000

Fire Prevention Reference Number: FPS-00-004

A review of the above referenced revised site plan was conducted on 9 February 2000, with the following being noted:

- 1] Hydrant location is acceptable
- 2] Plan acceptable pending one of the following waivers of Section 21-16 Titled Sprinkler systems; or reducing the addition to less than 5,000 square feet, or sprinkler system installation is added.

This site plan is acceptable to this office, provided the above two-[2] requirements are met, and a new site plan showing these changes is submitted.

Plans dated: February 3, 2000

*Robert F. Rodgers (D.H.)*

Robert F. Rodgers  
Fire Inspector

**RFR/dh**

**INTER-OFFICE MEMORANDUM**

**TO: New Windsor Planning Board**

**FROM: Town Fire Inspector**

**DATE: January 26, 2000**

**SUBJECT: First Columbia ( former Hdqt. Bldg.)**

Planning Board Reference Number: PB-00-200

Dated: 24 January 2000

Fire Prevention Reference Number: FPS-00-004

A review of the above referenced subject site plan was conducted on 26 January 2000, with the following being noted:

- 1) Title 9 Executive (B) of NYCRR also known as the New York State Uniform Fire Prevention and Building Code, Table VI-705 limits type 2b (non-combustible) construction to 15,000 square feet of basic fire area. With the addition the basic fire area per floor will be in excess of the 15,000 square feet. In order to increase the basic fire area, it will be necessary to install a fire hydrant on the property, either on the side or rear of the building. My recommendation would be in the curbed area on the north east side of the building (please see attached sheet).
- 2) The Code of the Town of New Windsor, Chapter 21, requires a sprinkler system installation in all new-construction 5,000 square feet or more. The addition is 5,000 square feet. The developer may appeal to the Bureau of Fire Prevention requesting a waiver of Section 21-16 Titled Sprinkler systems; or the developer may want to reduce the size of the addition to under 5,000 square feet.

This site plan is acceptable to this office, provided the above two- (2) requirements are met, and a new site plan showing these changes is submitted.

Plans dated: 12 January 2000

  
Robert F. Rodgers  
Fire Inspector





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 19 Jan 00 APPLICANT RESUB.  
REQUIRED: Full App.

REAPPEARANCE AT W/S REQUESTED: No.

PROJECT NAME: First Columbia - Headquarter Bldg.

PROJECT STATUS: NEW X OLD -

REPRESENTATIVE PRESENT: Tom Olley / Dave Derby / Chris

MUNIC REPS PRESENT: BLDG INSP. -  
FIRE INSP. X  
ENGINEER X  
PLANNER -  
P/E CHMN. -  
OTHER (Specify) -

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Show only bulk data for bldg being modified
- add lighting to new pkg. area
- rec add'l basin.
- add 2 in at old front
- are doing landscaping plan
- signs - 2 directional/identification - 1 pylon
- street names update
- short EAF.
- escrow man

CLOSING STATUS

- X Set for agenda  
- possible agenda item  
- Discussion item for agenda  
- ZBA referral on agenda

when/if  
plans  
rec'd

pbwsform 10MJ098





# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan x Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 3 Block 1 Lot 1.22 (PARCEL "E")

1. Name of Project Headquarters Building Addition

2. Owner of Record Town of New Windsor Phone 914-563-4611

Address: 555 Union Avenue New Windsor NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant First Columbia, LLC Phone 518-452-1664

Address: 210 Washington Avenue Extension-Albany, NY 12203  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan The Chazen Companies Phone 914-567-1133

Address: 263 Route 17K Newburgh NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N/A Phone N/A

Address N/A  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Christopher Bette 518-452-1664  
(Name) (Phone)

7. Project Location:

On the North side of World Trade Way 200 feet  
(Direction) (Street) (No.)  
East of Airport Center Avenue  
(Direction) (Street)

8. Project Data: Acreage 12 acres Zone Airport School Dist. \_\_\_\_\_

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No x

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_  
5000 sq. ft. addition to the existing 25,000 sq. ft. headquarters building  
for use as professional office

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no x

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no x

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

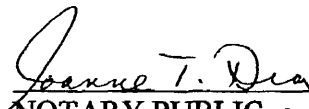
COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19<sup>th</sup> DAY OF JAN. 2000

  
APPLICANT'S SIGNATURE

 JOANNE T. DIAZ  
Notary Public, State of New York  
Qualified in Orange County  
No. 451528  
Commission Expires June 2, 2000

CHRISTOPHER J. Barthe  
Please Print Applicant's Name as Signed

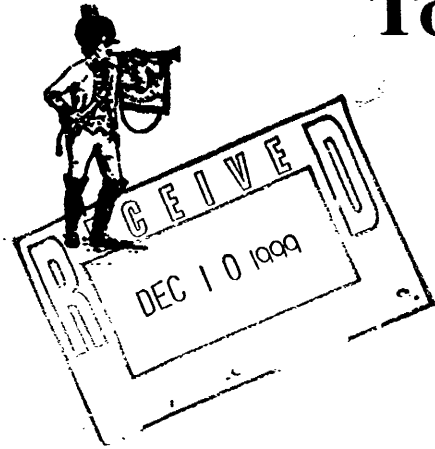
TOWN USE **RECEIVED**

JAN 24 2000

DATE APPLICATION RECEIVED

**00-200**

APPLICATION NUMBER



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4630  
Fax: (914) 563-4693

## Attorney for the Town

December 7, 1999

Christopher J. Bette, P. E., Project Manager  
First Columbia  
210 Washington Avenue Extension  
Albany, N.Y. 12203

### Re: Proxy Statement

Dear Chris:

Enclosed you will find Proxy Statement which has been executed by Town Supervisor, George J. Meyers at the December 1, 1999 Town Board meeting. This statement will be required when you appear before the Town of New Windsor Planning Board with your proposal for development of the former Stewart Army Subpost property.

If you require additional documentation, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Philip A. Crotty'.

Philip A. Crotty  
Attorney for the Town of New Windsor  
/pab

Enclosure

00-200

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JAN 24 2000

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

GEORGE J. MEYERS, deposes and says that he resides  
(OWNER)

at 2 Brandon Court, New Windsor, N. Y. 12553 in the County of Orange  
(OWNER'S ADDRESS)

Supervisor of the TOWN OF NEW WINDSOR, the municipal corporation which is the  
and State of New York and that he is the owner of property ~~located~~  
formerly known as Stewart Army Subpost

(See Block Lot)  
~~designation number~~ (See Block Lot) which is the premises described in  
the foregoing application and that he authorizes:

Christopher Bette  
(Applicant Name & Address, if different from owner)

First Columbia, 210 Washington Avenue Extension, Albany, N. Y. 12203  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: December 1, 1999.

Patricia A. Banhart  
Witness' Signature

[Signature]  
Owner's Signature Supervisor  
TOWN OF NEW WINDSOR  
By: George J. Meyers  
Applicant's Signature if different than owner  
Christopher Bette  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

**ITEM**

1.   X   Site Plan Title
2.   X   Provide 4" wide X 2" high box directly above title block  
(preferably lower right corner) for use by Planning Board in  
affixing Stamp of Approval (ON ALL PAGES OF SP)
3.   X   Applicant's Name(s)
4.   X   Applicant's Address
5.   X   Site Plan Preparer's Name
6.   X   Site Plan Preparer's Address
7.   X   Drawing Date
8.   X   Revision Dates *Box*
9.   X   Area Map Inset and Site Designation
10.   N/A   Properties within 500' of site
11.   N/A   Property Owners (Item #10)
12.   X   Plot Plan
13.   X   Scale (1" = 50' or lesser)
14.   X   Metes and Bounds
15.   X   Zoning Designation
16.   X   North Arrow
17.   *Airport*  
*Base*   Abutting Property Owners
18.   X   Existing Building Locations
19.   X   Existing Paved Areas
20.   X   Existing Vegetation
21.   X   Existing Access & Egress

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**JAN 24 2000**

## PROPOSED IMPROVEMENTS

- |     |                       |   |
|-----|-----------------------|---|
| 22. | <u>X</u>              | Landscaping   |
| 23. | <u>X</u>              | Exterior Lighting   |
| 24. | <u>X</u>              | Screening   |
| 25. | <u>Existing</u>       | Access & Egress   |
| 26. | <u>Existing / New</u> | Parking Areas   |
| 27. | <u>N/A</u>            | Loading Areas   |
| 28. | <u>X</u>              | Paving Details (Items 25 - 27)                                    |
| 29. | <u>X</u>              | Curbing Locations   |
| 30. | <u>X</u>              | Curbing through section   |
| 31. | <u>X</u>              | Catch Basin Locations   |
| 32. | <u>X</u>              | Catch Basin Through Section                                       |
| 33. | <u>X</u>              | Storm Drainage  |
| 34. |                       | Refuse Storage  |
| 35. | <u>N/A</u>            | Other Outdoor Storage   |
| 36. | <u>Existing</u>       | Water Supply  |
| 37. | <u>Existing</u>       | Sanitary Disposal System  |
| 38. | <u>Existing</u>       | Fire Hydrants   |
| 39. | <u>X</u>              | Building Locations  |
| 40. | <u>X</u>              | Building Setbacks   |
| 41. | <u>Existing</u>       | Front Building Elevations   |
| 42. | <u>N/A</u>            | Divisions of Occupancy  |
| 43. | <u>X</u>              | Sign Details (UPA Planning board review of sign locations & size) |
| 44. | <u>X</u>              | Bulk Table Inset  |
| 45. | <u>X</u>              | Property Area (Nearest 100 sq. ft.)                               |
| 46. | <u>N/A</u>            | Building Coverage (sq. ft.)                                       |
| 47. | <u>N/A</u>            | Building Coverage (% of total area)                               |
| 48. | <u>N/A</u>            | Pavement Coverage (sq. ft.)                                       |
| 49. | <u>N/A</u>            | Pavement Coverage (% of total area)                               |
| 50. | <u>N/A</u>            | Open Space (sq. ft.)  |
| 51. | <u>N/A</u>            | Open Space (% of total area)                                      |
| 52. | <u>X</u>              | No. of parking spaces proposed                                    |
| 53. | <u>X</u>              | No. of parking spaces required                                    |

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JAN 24 2003

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  1-20-00  
Licensed Professional Date

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JAN 24 2000

PROJECT I.D. NUMBER

617.21

SEQR

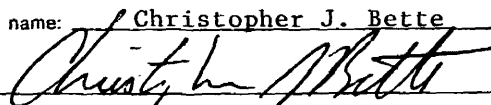
## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR First Columbia, LLC	2. PROJECT NAME Headquarters Building Addition
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 1132 World Trade Way, 200 ft. East of	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a 5000-sq. ft. addition and surface parking for 53 ± cars.	
7. AMOUNT OF LAND AFFECTED: Initially 12 <sup>±</sup> acres Ultimately 12 <sup>±</sup> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Christopher J. Bette Date: January 19, 2000	
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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JAN 24 2000



**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

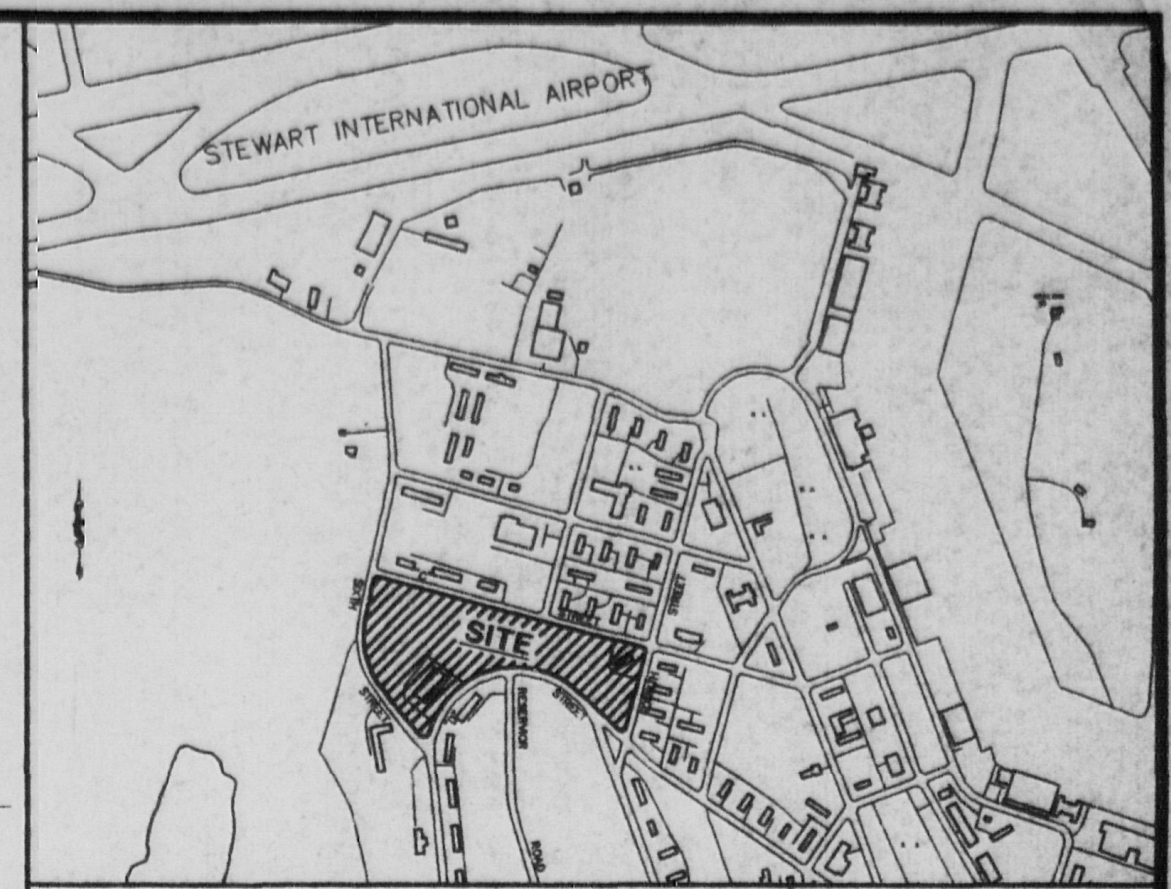
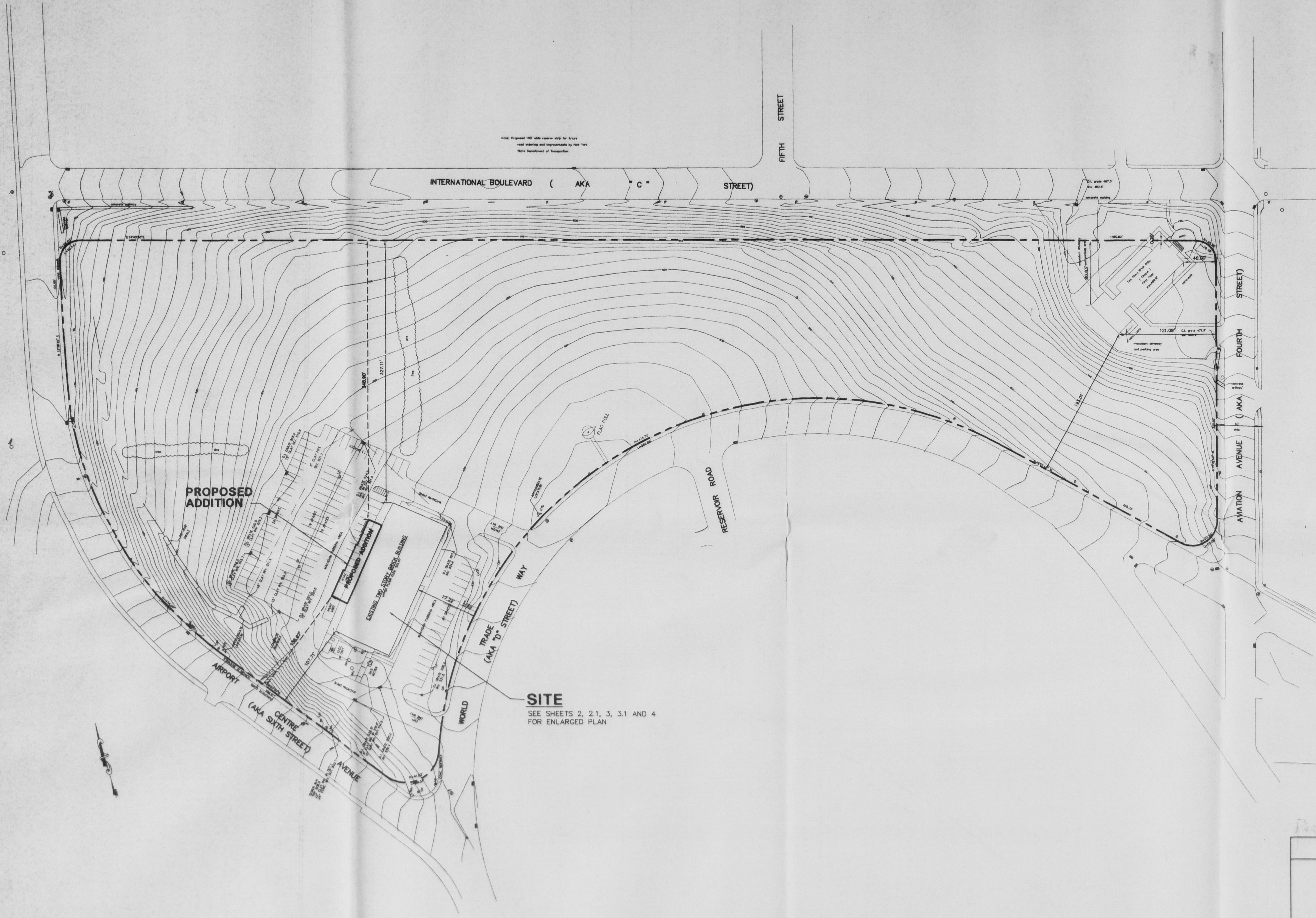
<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.   
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Name of Lead Agency	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Date	





**LOCATION MAP**  
1"=1000'

**ZONING INFORMATION: AP ZONE**

AX LOT DATA : TOWN OF NEW WINDSOR, SECTION 3, BLOCK 1, LOT 1.22  
PARCEL "E" TOTAL ACREAGE : 12± AC.  
MINIMUM BULK REQUIREMENTS : PROFESSIONAL BUSINESS (A-6)

UP - ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
LOT SIZE	80,000 SF	522,720 SF	522,720 SF
LOT WIDTH	100	> 100 FT.	> 100 FT.
FRONT YARD*	100 FT.	77.22 FT.	77.22 FT.
REAR YARD	50 FT.	N/A	N/A
SIDE YARD MIN/TOTAL	50/110 FT.	N/A	N/A
HEIGHT*	4 inches / FT. OF DISTANCE TO NEAREST LOT LINE (25.7')	24'±	24'±
FLOOR AREA RATIO	0.2	0.06	0.07
STREET FRONTAGE	N/A	---	---
DEVELOPMENT COVERAGE	N/A	---	---

PRE-EXISTING NON-CONFORMING CONDITIONS FOR FORMER HEADQUARTERS BUILDING

**RECORD OWNER**  
OWN OF NEW WINDSOR  
55 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553-6140

**DEVELOPER/APPLICANT**  
RST COLUMBIA L.L.C.  
10 WASHINGTON AVENUE EXTENSION  
ELBANY, NEW YORK 12203

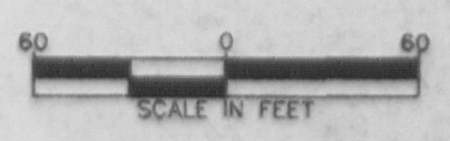
**NOTE:**  
BASE DATA TAKEN FROM SURVEY MAP PREPARED BY:  
EDWARD T. ZABACK L.L.S.

**APPROVAL BOX**

VAL GRANTED BY TOWN OF NEW WINDSOR

NOV - 8 2000

*[Signature]*



STATE OF NEW YORK  
ROBERT M. LAMAR  
LICENSED PROFESSIONAL ENGINEER  
070126

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**THE Chazen COMPANIES**  
Engineers/Surveyors  
Planners  
Environmental Scientists

**CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.**

Dutchess County Office:  
283 Route 179  
Foughessie, New York 12603  
Phone: (514) 454-3690

Orange County Office:  
1457 Route 9, Bldg. 2  
Newburgh, New York 12550  
Phone: (514) 567-1133

Capital District Office:  
Cotton Park, New York 12065  
Phone: (518) 571-0929

rev.	date	description
2	8/24/00	REVISED PARKING LOT
1	2/1/00	PLANNING BOARD COMMENTS

ST COLUMBIA, L.L.C.

**33 AIRT CENTER DRIVE  
EXISTING CONDITIONS PLAN**

TOWN OF WINDSOR, ORANGE COUNTY, NEW YORK

drawn F.D.G. checked D.D.  
date 01/12/00 scale AS SHOWN  
project no. 79936.00  
sheet no. 1 OF 5

Moos of approved plan  
DD-200 Revised





LEGEND:

- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- EXISTING ROADWAY
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING TREELINE
- EXISTING STONE WALL
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING WATERMAIN
- EXISTING HYDRANT
- EXISTING SANITARY
- EXISTING SANITARY MANHOLE
- EXISTING STORMWATER MANHOLE
- EXISTING STORMWATER CATCHBASIN
- EXISTING HEADWALL
- EXISTING LIGHT POLE

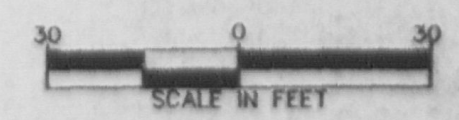
APPROVAL BOX

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

1001 - B 2000

By: [Signature]

By: [Signature]



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THE  
**Chazen**  
COMPANIES  
Engineers/Surveyors  
Planners  
Environmental Scientists

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

Dutchess County Office  
Monroe Road 100 Box 1478  
Huntington, New York 12063  
Phone: (516) 454-7980

Orange County Office  
283 Route 17N  
Huntington, New York 12060  
Phone: (516) 567-1133

Capital District Office  
1407 Route 9, Bldg. 2  
Catskill Park, New York 12065  
Phone: (516) 571-0925

rev.	date	description
1	2/1/00	PLANNING BOARD COMMENTS

FIRST COLUMBIA, L.L.C.

33 AIRPORT CENTER DRIVE  
DEMOLITION PLAN

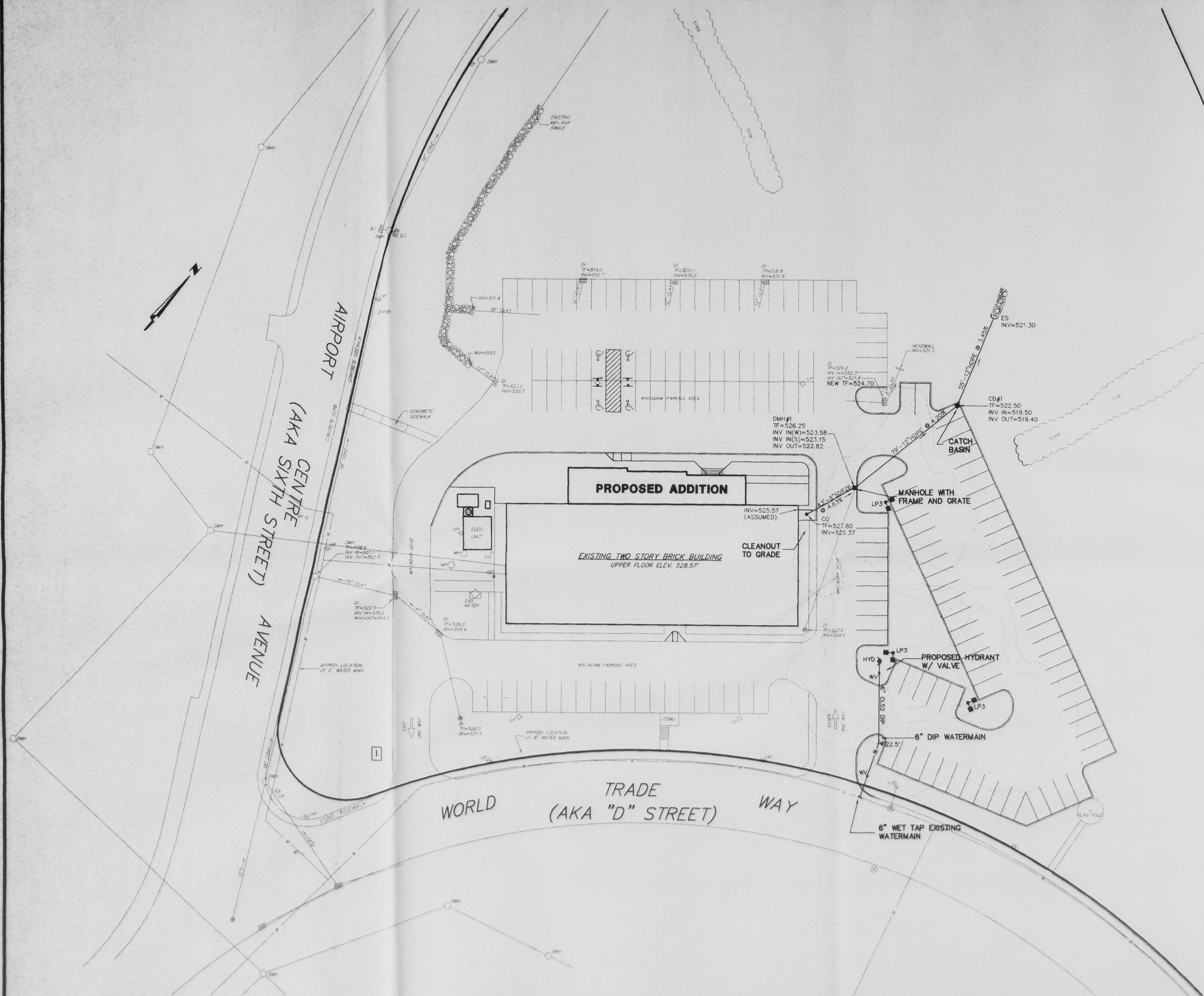
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

drawn F.D.G.	checked D.D.
date 01/12/00	scale AS SHOWN
project no. 79936.00	sheet no. 2 OF 5









**NOTES:**

1. THE APPLICANT / DEVELOPER WILL PROVIDE A SPRINKLER SYSTEM FOR THE PROPOSED ADDITION OR APPLY FOR A WAIVER OF SECTION 21-16 TITLED "SPRINKLER SYSTEMS" THROUGH THE NEW WINDSOR BUREAU OF FIRE PREVENTION PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. ALL EXISTING PARKING STALLS SHALL BE RESTRIPTED AS PART OF SITE MODIFICATIONS.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

**LEGEND:**

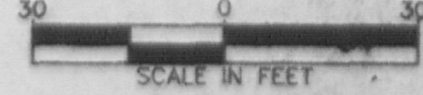
- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- EXISTING ROADWAY
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING TREELINE
- EXISTING STONE WALL
- EXISTING WATERMAIN
- EXISTING HYDRANT
- EXISTING SANITARY
- EXISTING SANITARY MANHOLE
- EXISTING STORMWATER MANHOLE
- EXISTING STORMWATER CATCHBASIN
- EXISTING HEADWALL
- EXISTING LIGHT POLE
- PROPOSED 10 FT. CONTOUR INTERVAL
- PROPOSED 2FT. CONTOUR INTERVAL
- PROPOSED CONCRETE CURB
- PROPOSED SILT FENCE
- PROPOSED HYDRANT
- PROPOSED MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LIGHT POLE

**APPROVAL BOX**

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

10/12/00

By: *James P. ...*  
By: *James P. ...*



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**THE Chazen COMPANIES**  
Engineers/Surveyors  
Planners  
Environmental Scientists

**CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.**

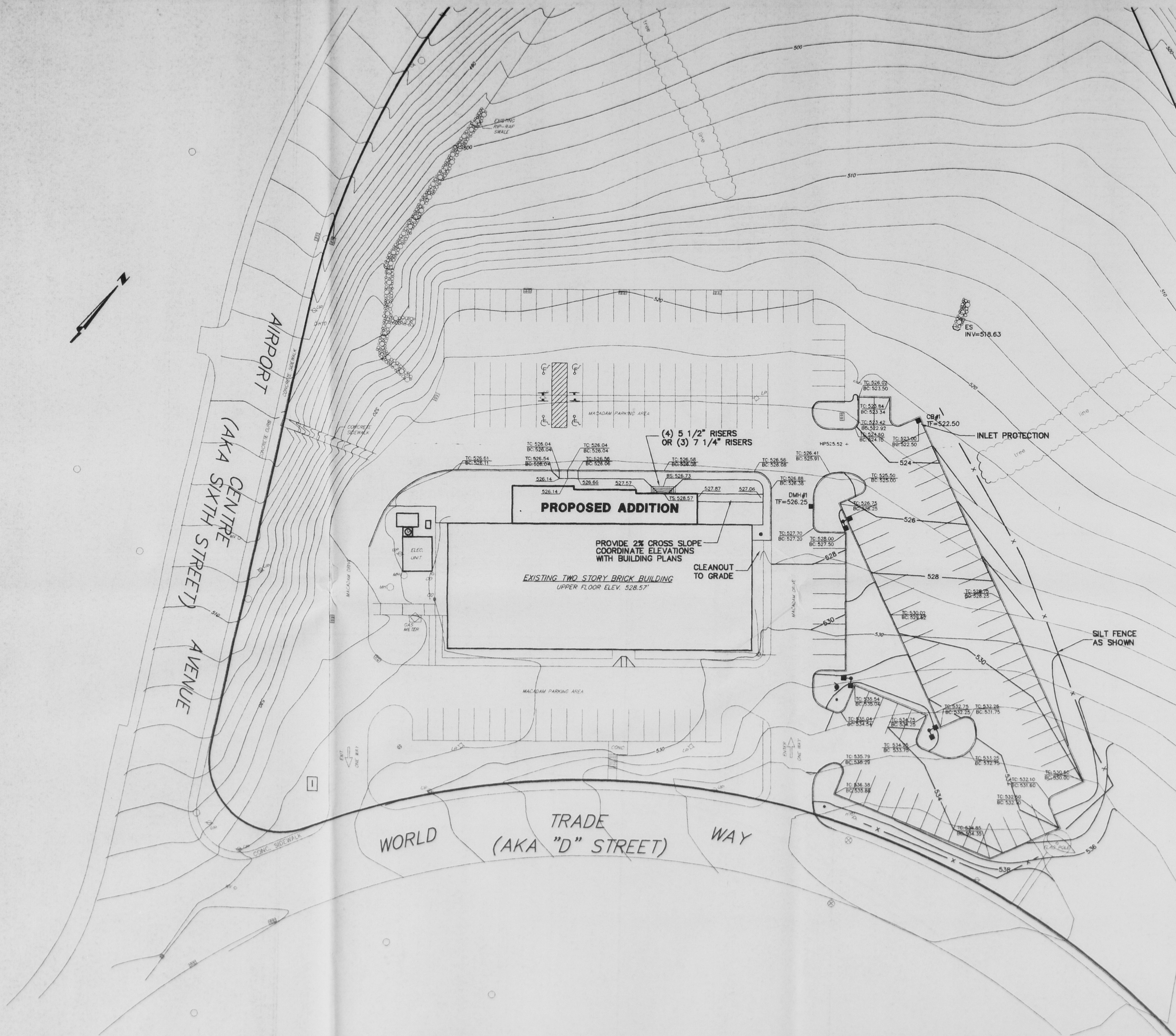
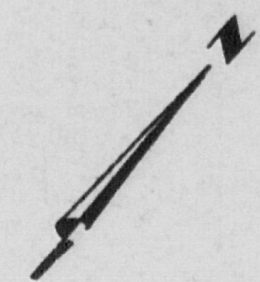
*Dutchess County Office:* 263 Route 176, Poughkeepsie, New York 12603, Phone: (516) 454-3660  
*Orange County Office:* 263 Route 176, Heathcliff, New York 12550, Phone: (516) 987-1133  
*Capital District Office:* 1807 Route 5, West Coxsack, New York 12150, Phone: (518) 371-9923

rev.	date	description
2	8/24/00	REVISED PARKING LOT
1	2/1/00	PLANNING BOARD COMMENTS

FIRST COLUMBIA, L.L.C.  
**33 AIRPORT CENTER DRIVE**  
**UTILITY PLAN**  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

drawn F.D.G. checked D.D.  
date 01/12/00 scale AS SHOWN  
project no. 79936.00  
sheet no. 3 OF 5





**LEGEND:**

- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- EXISTING ROADWAY
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
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- PROPOSED SILT FENCE
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- PROPOSED MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED LIGHT POLE

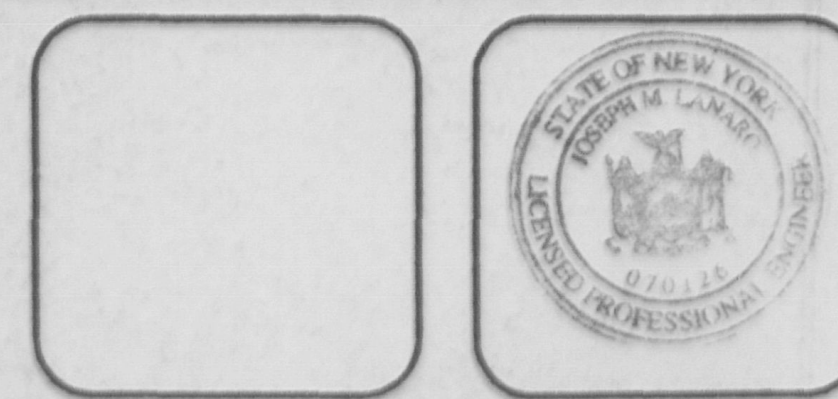
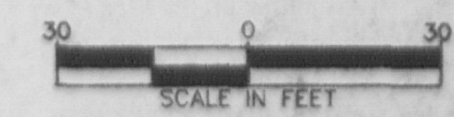
**APPROVAL BOX**

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MAY - 8 2000

By: James P. Piro, Jr., Engineer

By: James P. Piro, Jr., Engineer



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**THE**  
*Chazen*  
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Engineers/Surveyors  
Planners  
Environmental Scientists

**CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.**

*Dutchess County Office:*  
283 Route 17E  
Newburgh, New York 12550  
Phone: (516) 454-3580

*Orange County Office:*  
1457 Route 9, Bldg. 2  
Newburgh, New York 12560  
Phone: (516) 567-1153

*Capital District Office:*  
1457 Route 9, Bldg. 2  
Clifton Park, New York 12065  
Phone: (518) 571-0929

rev.	date	description
2	8/24/00	REVISED PARKING LOT
1	2/1/00	PLANNING BOARD COMMENTS

FIRST COLUMBIA, L.L.C.

**33 AIRPORT CENTER DRIVE**

**GRADING AND EROSION CONTROL PLAN**

TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

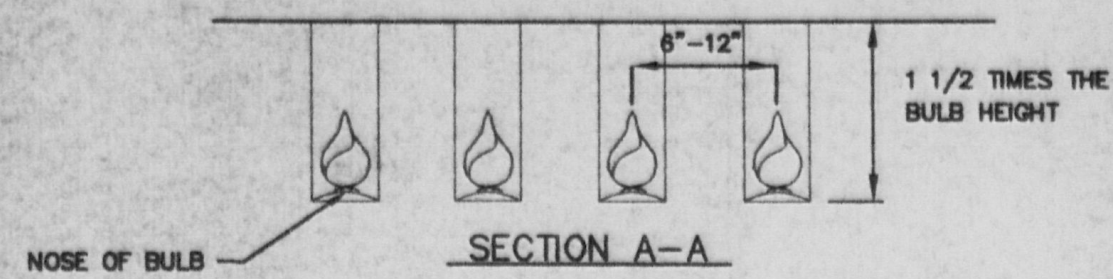
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F.D.G.	D.D.
date	scale
01/12/00	AS SHOWN
project no.	
79936.00	
sheet no.	
3.1 OF 5	

C:\Projects\33 Airport Center Drive\33 Airport Center Drive.dwg

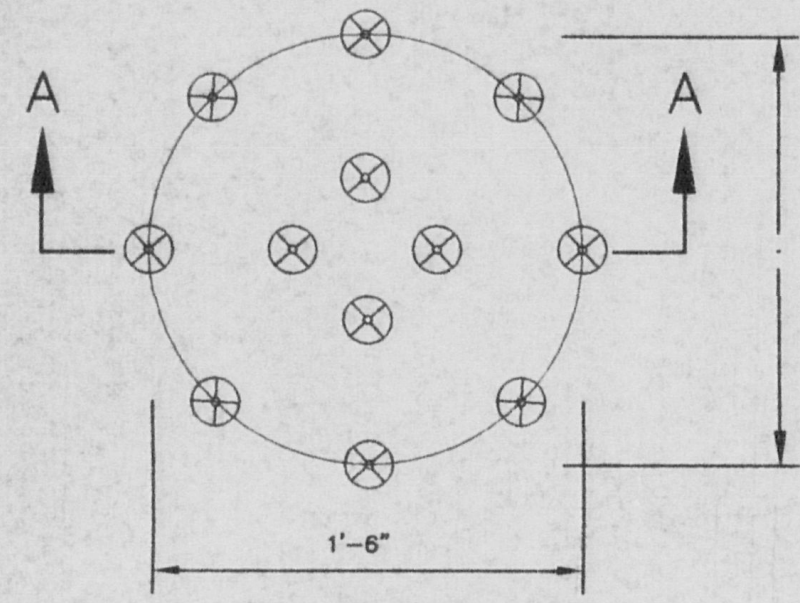






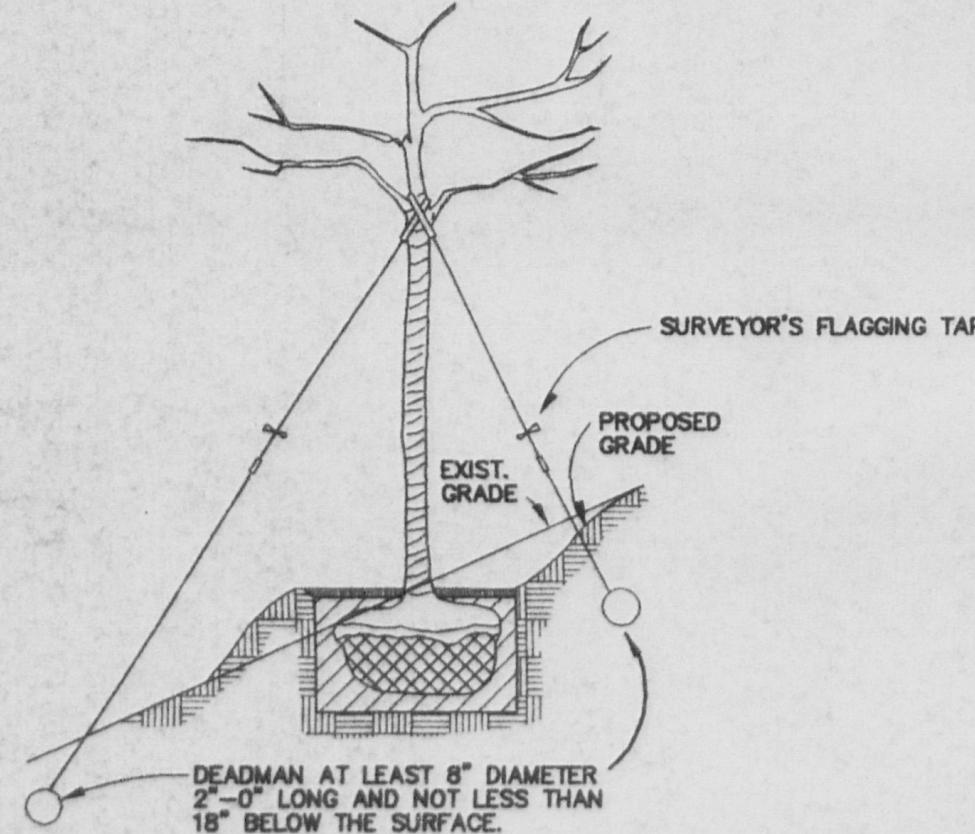


TRIANGULAR AREA PLAN  
(10 BULBS, SPACED AT 6"±0.C.)

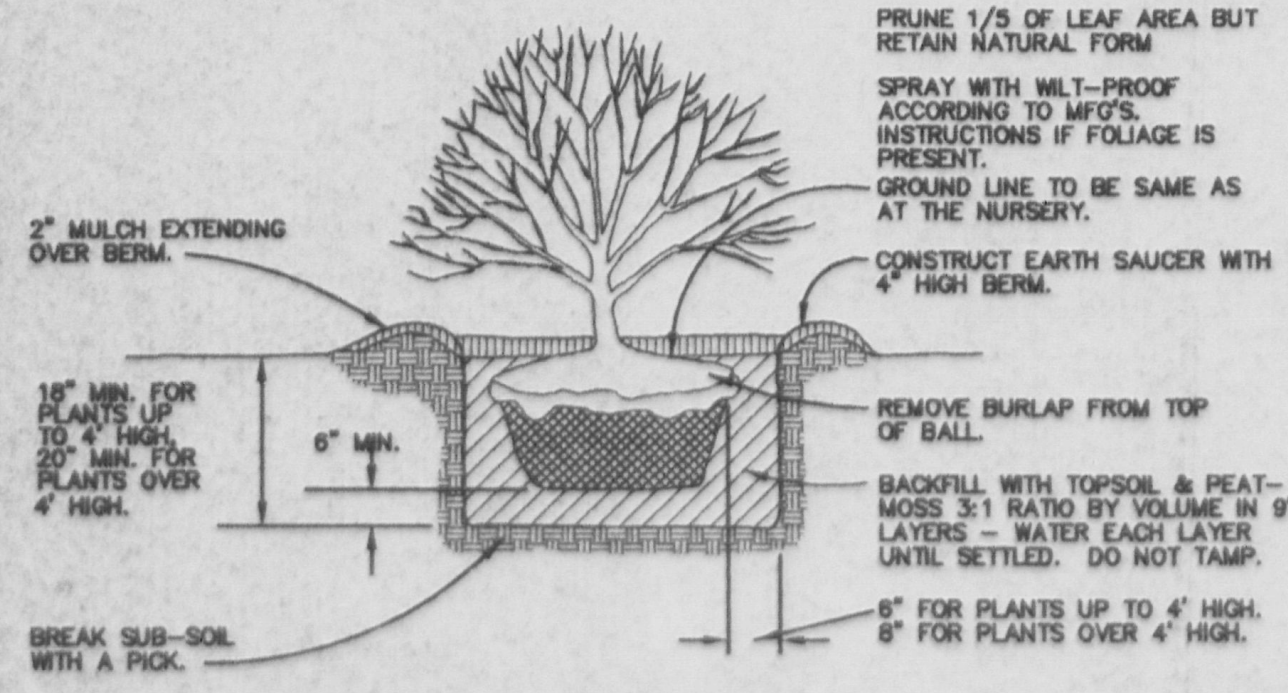


CIRCULAR AREA PLAN  
(12 BULBS, SPACED AT 6"±0.C.)

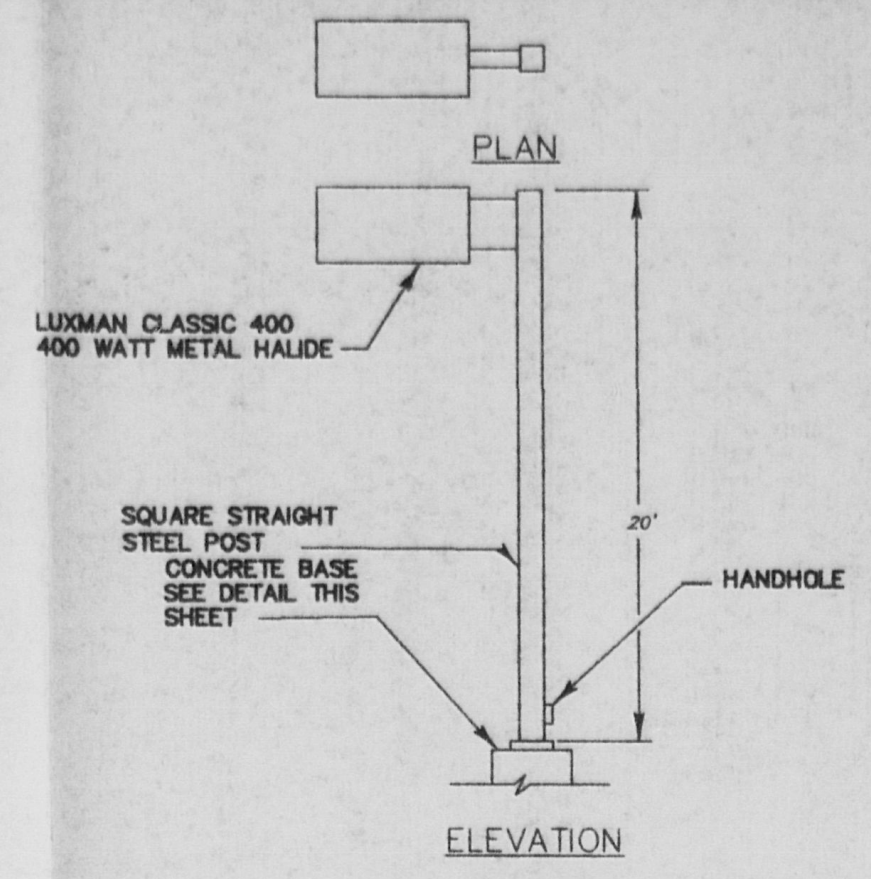
BULB PLANTING DETAIL  
NOT TO SCALE



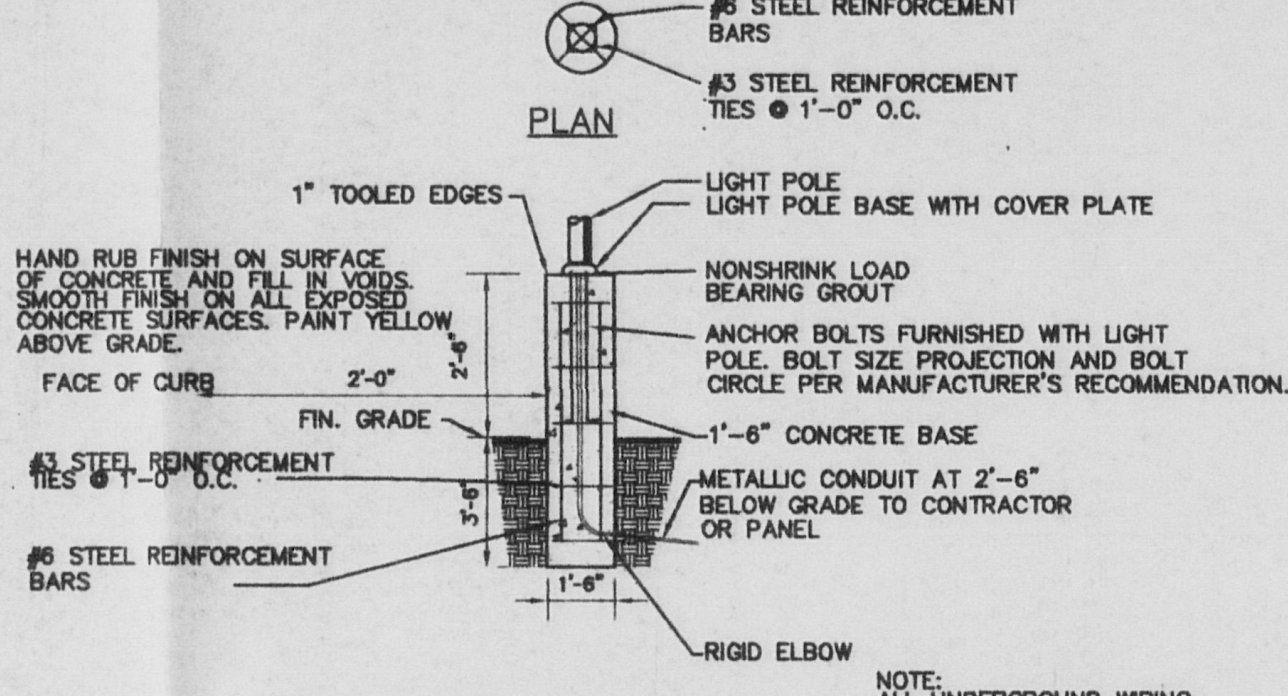
SLOPE PLANTING DETAIL - FOR MAJOR AND MINOR TREES, BALLED AND BURLAPPED  
NOT TO SCALE



SHRUB PLANTING DETAIL  
FOR ALL SHRUBS BALLED AND BURLAPPED  
NOT TO SCALE



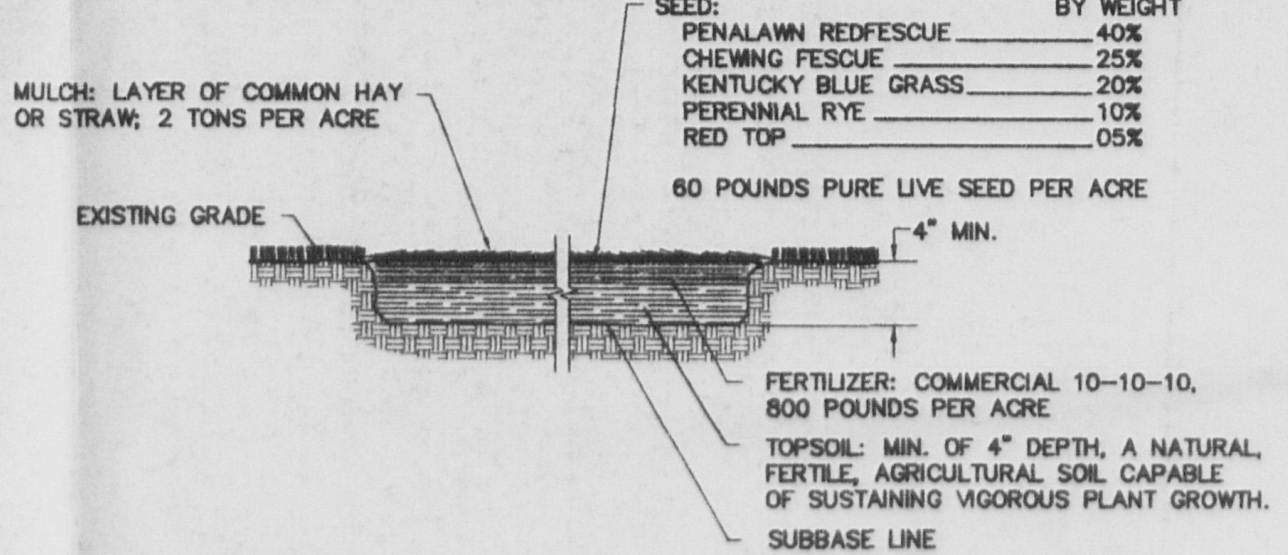
TYPICAL LIGHTING DETAIL  
NOT TO SCALE



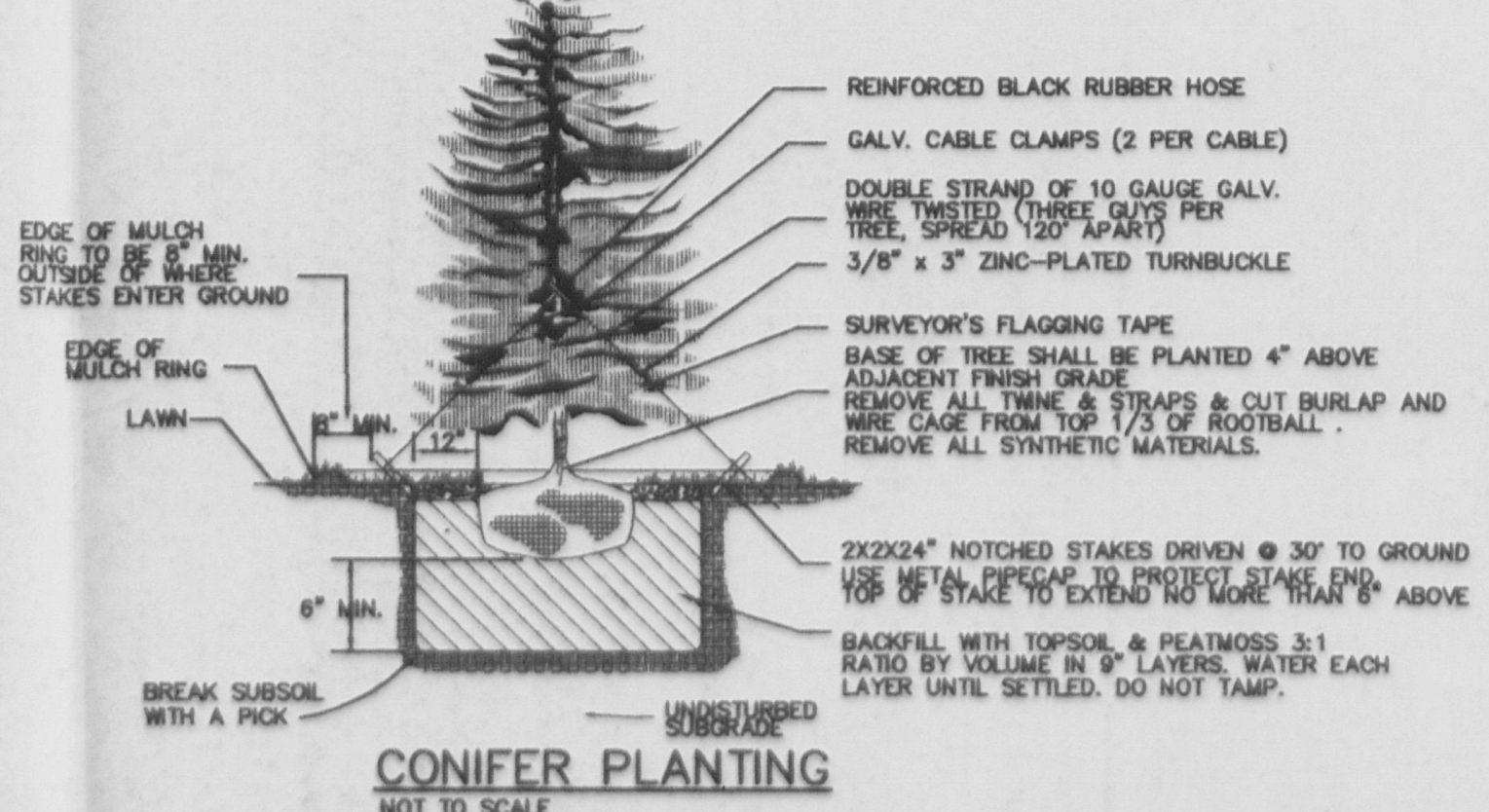
TYPICAL POLE LIGHT FOUNDATION  
SCALE: NONE



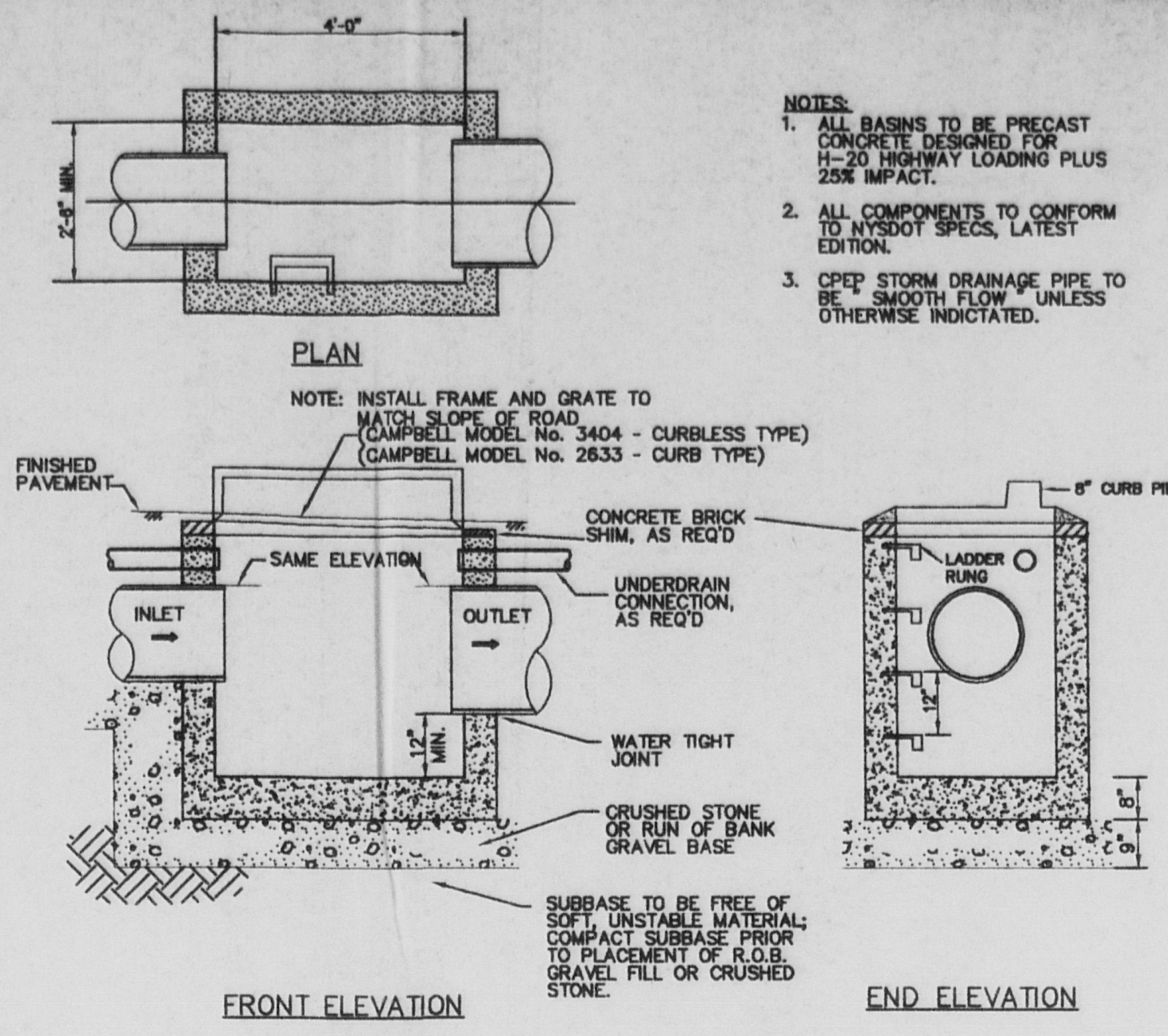
GROUND COVER PLANTING DETAIL  
NOTE: GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.



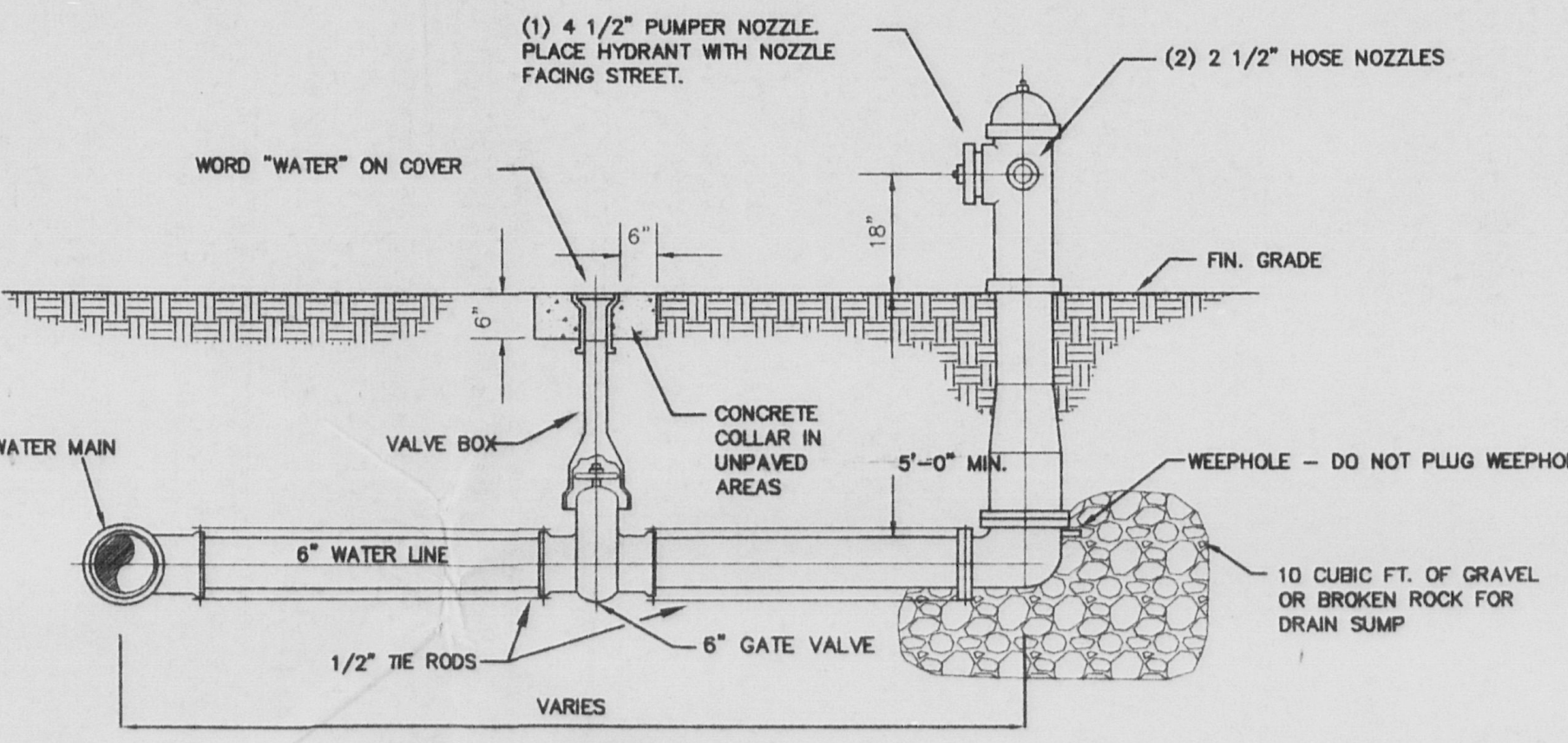
TOPSOIL, FERTILIZER, SEED, & MULCH  
NOT TO SCALE



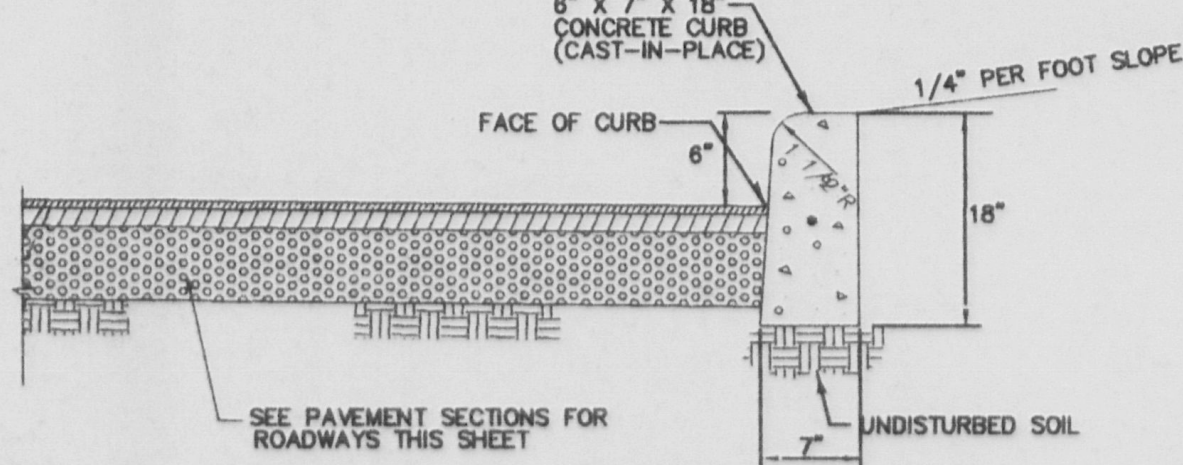
CONIFER PLANTING  
NOT TO SCALE



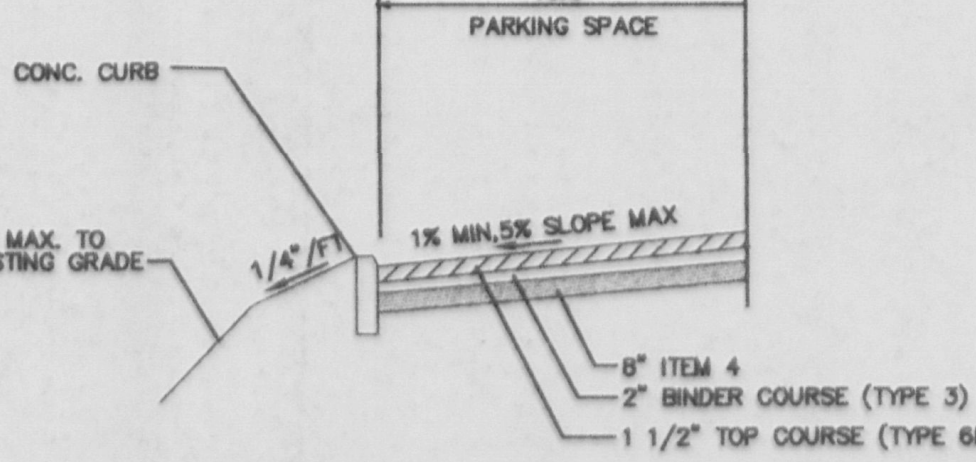
CATCH BASIN DETAILS  
NOT TO SCALE



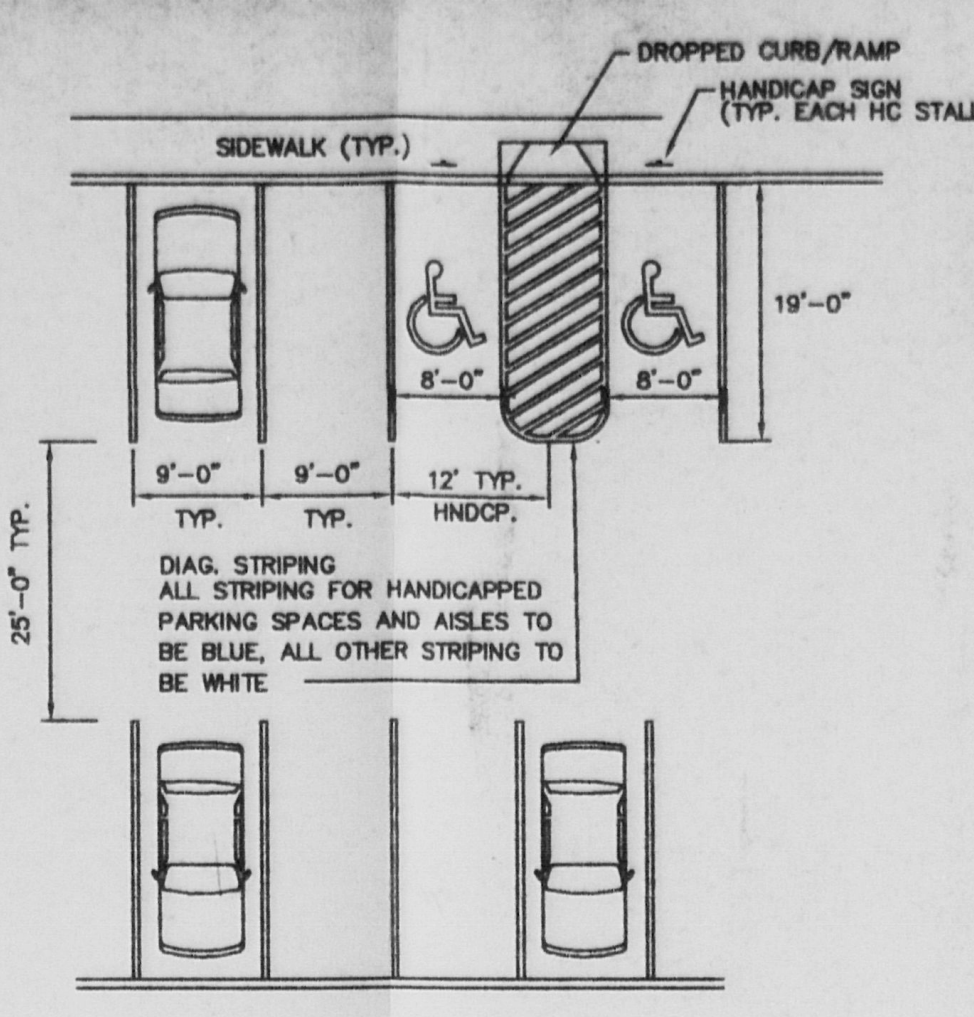
TYPICAL HYDRANT DETAILS  
ELEVATION



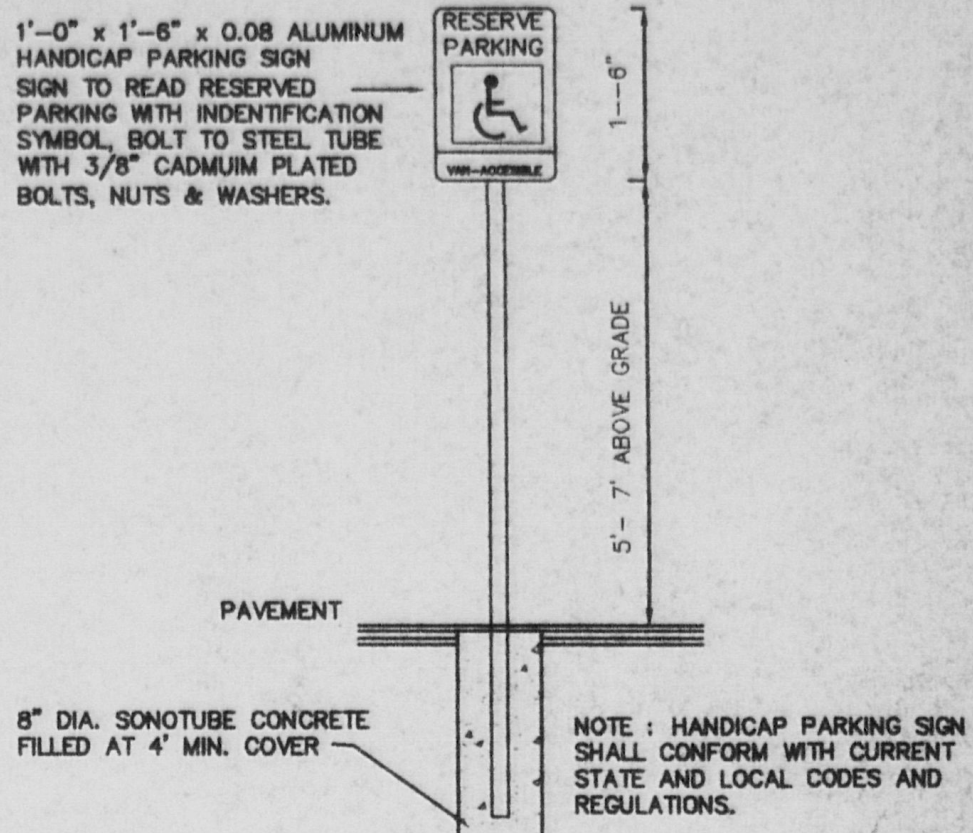
TYPICAL PAVEMENT / CURB  
NOT TO SCALE



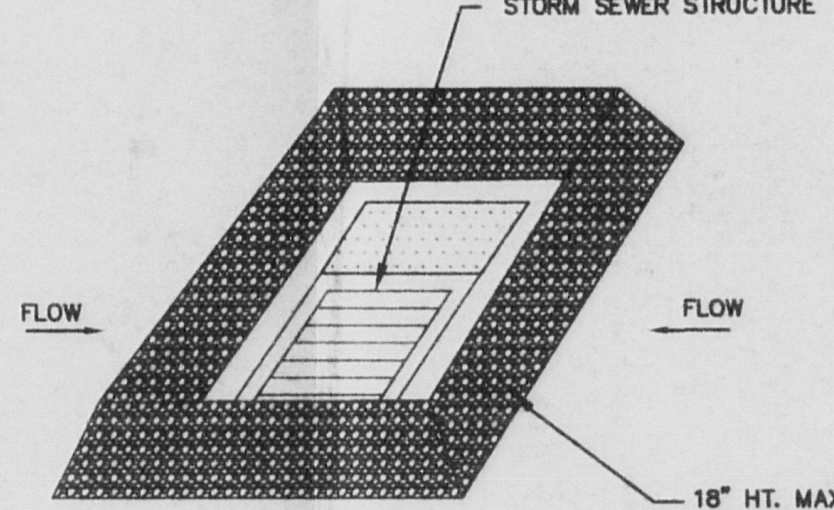
PARKING PAVEMENT SECTION  
NOT TO SCALE



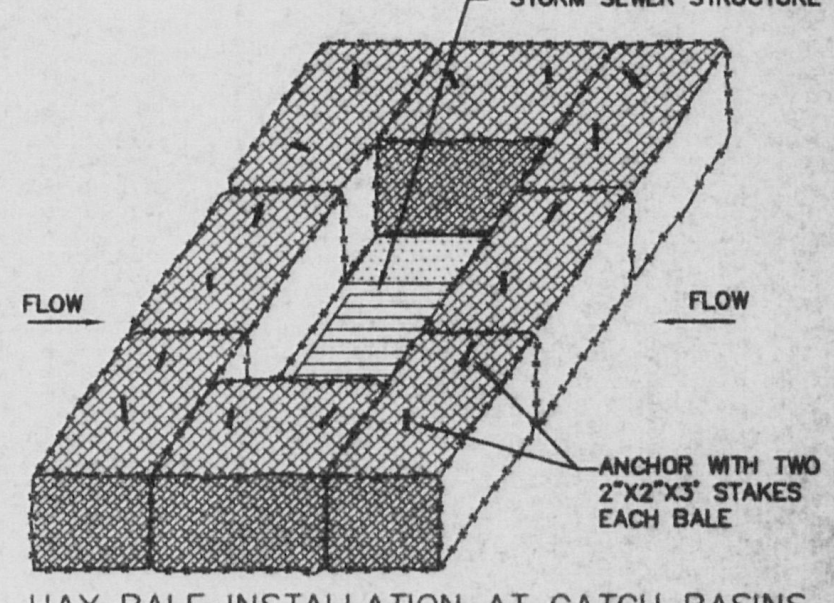
PARKING STALL  
NOT TO SCALE



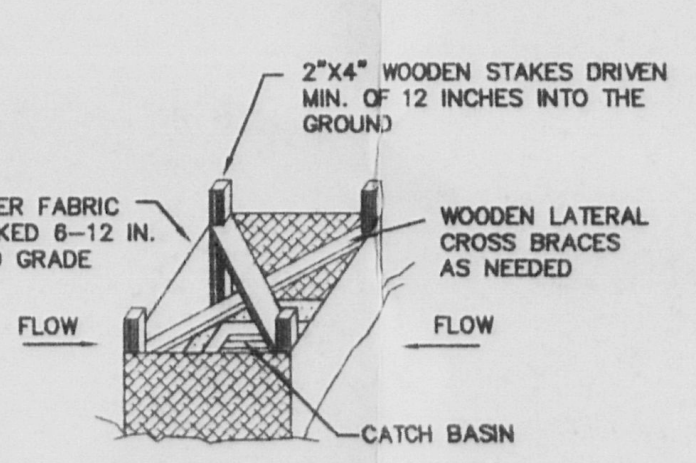
HANDICAP PARKING SIGN  
NOT TO SCALE



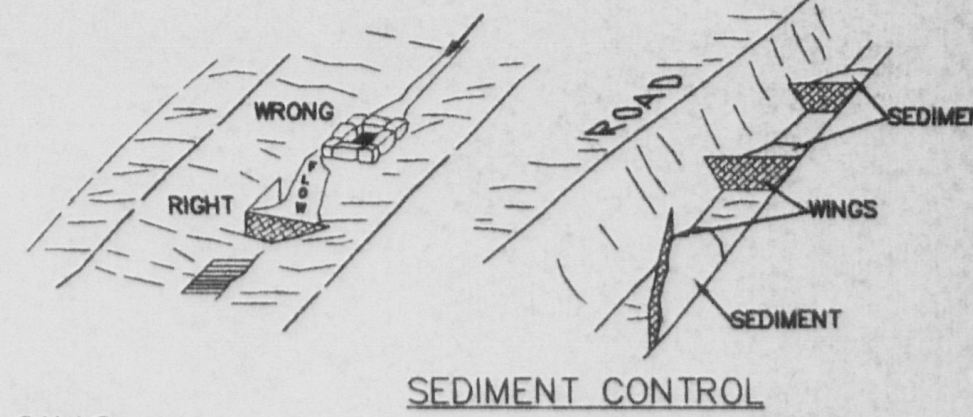
STONE CHECK INSTALLATION AT CATCH BASINS



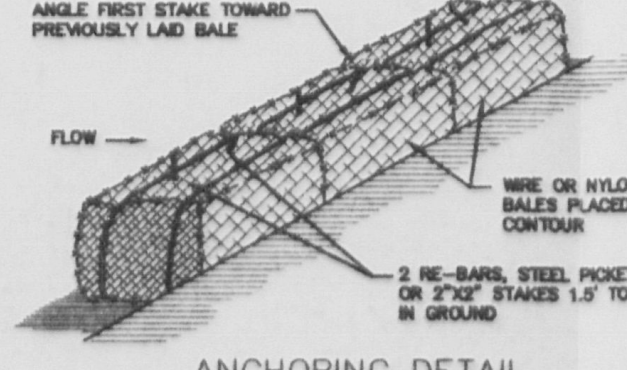
HAY BALE INSTALLATION AT CATCH BASINS



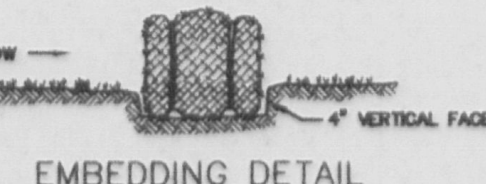
SILT FENCE INSTALLATION AT CATCH BASINS



SEDIMENT CONTROL



ANCHORING DETAIL



EMBEDDING DETAIL

- CONSTRUCTION SPECIFICATIONS
- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
  - BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
  - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAY BALE DETAIL  
NOT TO SCALE

APPROVAL BOX

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

DATE: 01/12/00

PROJECT NO: 79936.00

SHEET NO: 5 of 5



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REV.	DATE	DESCRIPTION
1	2/1/00	PLANNING BOARD COMMENTS

FIRST COLUMBIA, L.L.C.

DETAILS

TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK